

## SB Architects

Bid Contact **Lori Wesolek**  
**lwesolek@sb-architects.com**  
**Ph 415-673-8990**

Address **SAN FRANCISCO, CA 94133**

| Item #                | Line Item  | Notes  | Unit Price                    |   |               |
|-----------------------|--|--|-------------------------------|---|---------------|
| PNC2116748P1--01-01   | BB&T<br>Center<br>Property<br>Master<br>Planning<br>Services | <b>Supplier Product Code:</b><br><b>Supplier Notes:</b> SB Architects is pleased to provide all the necessary documents in PDF form files for the BB&T Property Master Planning Services RFQ. Mark Sopp is our main point of contact at msopp@sb-architects.com We look forward to hearing from you on next steps in your procurement process. | <b>First Offer -</b> 1 / each | Y | Y             |
| <b>Supplier Total</b> |  |  |                               |   | <b>\$0.00</b> |

**SB Architects**

Item: **BB&T Center Property Master Planning Services**

**Attachments**

B.2 Financial Information SB Architects 2018-0709.pdf  
b.5 Insurance Requirements SB Architects 2018-0709.pdf  
b3 Authority to Conduct Business SB Architects 2018-0709.pdf  
Evaluation\_Criteria\_Response\_Form\_and\_Vendor\_Questionnaire-042618.pdf  
Supplemental Information- Phasing Examples Evaluation Criteria 2b.pdf  
Supplemental Information- Professional Planning Evaluation Criteria 2f.pdf  
Supplemental Information- Project Approach Evaluation Criteria 2a.pdf  
Supplemental Information-Lead Architect Portfolio- Evaluation Criteria 4.pdf  
Supplemental Information-Past Performance Hotels- Evaluation Criteria 3b.pdf  
Supplemental Information-Past Performance Office- Evaluation Criteria 3c.pdf  
Supplemental Information-Past Performance Residential- Evaluation Criteria 3d.pdf  
Supplemental Information-Past Performance Retail- Evaluation Criteria 3e.pdf  
Supplemental Information-Past Performance Urban mixed use- Evaluation Criteria 3a.pdf  
Supplemental Information-Professional Personnel- Evaluation Criteria 1.pdf  
Supplemental Information-Sustainability-Evaluation Criteria 2c.pdf  
Vendor Reference Forms.pdf

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

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


|   |   |                                    |              |
|---|---|------------------------------------|--------------|
| PRODUCER<br><b>Dealey, Renton &amp; Associates</b><br>P. O. Box 12675<br>Oakland, CA 94604-2675<br>510 465-3090 | CONTACT NAME: <b>Nancy Ferrick</b><br>PHONE (A/C, No, Ext): <b>510 465-3090</b> | FAX (A/C, No): <b>510 452-2193</b> |              |
|   | E-MAIL ADDRESS: <b>nferrick@dealeyrenton.com</b>                                |                                    |              |
| INSURED<br><br><b>SB Architects</b><br>1 Beach Street, Suite 101<br>San Francisco, CA 94133                     | INSURER(S) AFFORDING COVERAGE   |                                    | NAIC #       |
|   | INSURER A : <b>Sentinel Insurance Co. LTD</b>                                   |                                    | <b>11000</b> |
|   | INSURER B : <b>Hartford Casualty Insurance Co.</b>                              |                                    | <b>29424</b> |
|   | INSURER C : <b>Travelers Property Casualty Co</b>                               |                                    | <b>25674</b> |
|   | INSURER D : <b>Lexington Ins. Co.</b>   |                                    | <b>19437</b> |
|   | INSURER E :   |                                    |              |
| INSURER F :   |   |                                    |              |

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE   | ADDL INSR | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS  |
|----------|---|-----------|----------|---------------|-------------------------|-------------------------|---|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><input checked="" type="checkbox"/> <b>Contractual Liab.</b><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: | X         | X        | 57SBWUY1714   | 06/30/2017              | 06/30/2018              | EACH OCCURRENCE \$ <b>1,000,000</b><br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>1,000,000</b><br>MED EXP (Any one person) \$ <b>10,000</b><br>PERSONAL & ADV INJURY \$ <b>1,000,000</b><br>GENERAL AGGREGATE \$ <b>2,000,000</b><br>PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b><br>\$ |
| A        | AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS   | X         | X        | 57SBWUY1714   | 06/30/2017              | 06/30/2018              | COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b><br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$  |
| B        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED RETENTION \$  | X         | X        | 57XHGXQ2087   | 06/30/2017              | 06/30/2018              | EACH OCCURRENCE \$ <b>2,000,000</b><br>AGGREGATE \$ <b>2,000,000</b><br>\$  |
| C        | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y/N <input checked="" type="checkbox"/> N<br>(Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below   |           | X        | UB4H06819A    | 10/01/2016              | 10/01/2017              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ <b>1,000,000</b><br>E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b><br>E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>  |
| D        | Professional Liability  |           |          | 035713700     | 06/30/2017              | 06/30/2018              | <b>\$3,000,000 per Claim</b><br><b>\$5,000,000 Annl Aggr.</b>   |


DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
**30 Days Notice of Cancellation.**  
**SAMPLE CERTIFICATE FOR USE WITH PROPOSALS. ACTUAL CERTIFICATE WILL BE ISSUED AT THE REQUEST OF THE NAMED INSURED UPON CONTRACT AWARD.**


|  |   |
|--|---|
| CERTIFICATE HOLDER<br><br>***SAMPLE CERTIFICATE*** | CANCELLATION<br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br>AUTHORIZED REPRESENTATIVE<br> |
|--|---|

| <b>BUSINESS REGISTRATION CERTIFICATE</b> |   | RENEW BY DATE  | EXPIRATION DATE                            |
|--|---|--|--|
| <b>FY 2018-19</b>                        | BUSINESS ACCOUNT NUMBER<br><b>0061671</b> | <b>05-31-2019</b>  | <b>06-30-2019</b>                          |
|  | TRADE NAME (DBA)<br><b>SB ARCHITECTS</b>  | LOCATION ID<br><b>0061671-03-001</b>   | BUSINESS LOCATION<br><b>1 BEACH ST 101</b> |
|  | BUSINESS<br><b>SB ARCHITECTS</b>          | THIRD PARTY TAX COLLECTOR<br><input type="checkbox"/> PARKING TAX <input type="checkbox"/> TRANSIENT OCCUPANCY TAX |  |

**SB ARCHITECTS**  
1 BEACH ST #101  
SAN FRANCISCO CA 94133-1229

**CITY AND COUNTY OF SAN FRANCISCO**  
**OFFICE OF THE TREASURER & TAX COLLECTOR**

  
**José Cisneros**  
Treasurer

  
**David Augustine**  
Tax Collector

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## Licensee Details

| Licensee Information   |  |
|--|--|
| Name:  | <b>LEE, SCOTT AMOS (Primary Name)</b>                        |
| Main Address:  | <b>1 BEACH ST STE 301<br/>SAN FRANCISCO California 94133</b> |
| County:  | <b>OUT OF STATE</b>  |
| License Mailing:   |  |
| LicenseLocation:   |  |
| License Information  |  |
| License Type:  | <b>Architect</b>   |
| Rank:  | <b>Architect</b>   |
| License Number:  | <b>AR95712</b>   |
| Status:  | <b>Current,Active</b>  |
| Licensure Date:  | <b>04/11/2011</b>  |
| Expires:   | <b>02/28/2019</b>  |
| Special Qualifications   | Qualification Effective                                      |
|  |  |
| Alternate Names  |  |
|  |  |
| <a href="#">View Related License Information</a><br><a href="#">View License Complaint</a> |  |

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

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.



**Licensee**

Name: **SB ARCHITECTS, INC** License Number: **13000432**  
 Rank: **Architect Business** License Expiration Date: **02/28/2019**  
 Primary Status: **Current** Original License Date: **09/15/1977**  
 Secondary Status: **Active**

**Related License Information**

| License Number | Status        | Related Party            | Relationship Type      | Relation Effective Date | Rank      | Expiration Date |
|----------------|---------------|--------------------------|------------------------|-------------------------|-----------|-----------------|
| 16464          | Null and Void | ANDRIOLA, JOSEPH ANTHONY | Responsible Supervisor |                         | Architect | 02/28/2011      |
| 16464          | Null and Void | ANDRIOLA, JOSEPH ANTHONY | Qualifying Architect   |                         | Architect | 02/28/2011      |

# State of California Secretary of State

## CERTIFICATE OF STATUS

ENTITY NAME:

SB ARCHITECTS

FILE NUMBER: C0602849  
FORMATION DATE: 07/14/1970  
TYPE: DOMESTIC CORPORATION  
JURISDICTION: CALIFORNIA  
STATUS: ACTIVE (GOOD STANDING)

I, ALEX PADILLA, Secretary of State of the State of California,  
hereby certify:

The records of this office indicate the entity is authorized to  
exercise all of its powers, rights and privileges in the State of  
California.

No information is available from this office regarding the financial  
condition, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate  
and affix the Great Seal of the State of  
California this day of June 26, 2017.

A handwritten signature in black ink, appearing to read "Alex Padilla".

ALEX PADILLA  
Secretary of State

D=

DIVISION OF CORPORATIONS=



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number=](#)

## Detail by Entity Name

Foreign Profit Corporation=  
SB ARCHITECTS INC.=

### Filing Information

|                             |                        |
|-----------------------------|------------------------|
| <b>Document Number</b>      | 838040=                |
| <b>FEI/EIN Number</b>       | 94-1723964=            |
| <b>Date Filed</b>           | 03/16/1977=            |
| <b>State</b>                | CA=                    |
| <b>Status</b>               | ACTIVE=                |
| <b>Last Event</b>           | NAME CHANGE AMENDMENT= |
| <b>Event Date Filed</b>     | 09/08/2006=            |
| <b>Event Effective Date</b> | NONE=                  |

### Principal Address

ONE BEACH STREET =  
SUITE 101 =  
SAN FRANCISCO, CA 94133 =  
=  
Changed: 02/19/2014=

### Mailing Address

ONE BEACH STREET =  
SUITE 101 =  
SAN FRANCISCO, CA 94133 =  
=  
Changed: 02/19/2014 =

### Registered Agent Name & Address

CT CORPORATION SYSTEM=  
1200 S. PINE ISLAND ROAD =  
PLANTATION, FL 33324 =  
=  
Name Changed: 05/14/1992 =  
=  
Address Changed: 05/14/1992=

### Officer/Director Detail

**Name & Address =**  
=  
Title P =  
=  
LEE, SCOTT A=

131 HILLSIDE AVENUE =  
 MILL VALLEY, CA 94941 =  
 =  
 Title VP =  
 =  
 WRIGHT, BRUCE A=  
 1751 ALABAMA STREET =  
 SAN FRANCISCO, CA 94110 =  
 =  
 Title VP =  
 =  
 SOPP, MARK S=  
 950 LEO WAY =  
 OAKLAND, CA 94611 =  
 =  
 Title Treasurer =  
 =  
 Cisco, John R=  
 9 Tiburon Street =  
 Napa, CA 94559 =  
 =

**Annual Reports**

| Report Year | Filed Date  |
|-------------|-------------|
| 2015=       | 01/20/2015= |
| 2016=       | 01/22/2016= |
| 2017=       | 01/10/2017= |
| =           |             |

**Document Images**

|  |                           |
|--|---------------------------|
| <a href="#">01/10/2017 -- ANNUAL REPORT=</a>         | View image in PDF format= |
| <a href="#">01/22/2016 -- ANNUAL REPORT=</a>         | View image in PDF format= |
| <a href="#">02/19/2015 -- AMENDED ANNUAL REPORT=</a> | View image in PDF format= |
| <a href="#">01/20/2015 -- ANNUAL REPORT=</a>         | View image in PDF format= |
| <a href="#">02/19/2014 -- ANNUAL REPORT=</a>         | View image in PDF format= |
| <a href="#">01/30/2013 -- ANNUAL REPORT=</a>         | View image in PDF format= |
| <a href="#">02/06/2012 -- ANNUAL REPORT=</a>         | View image in PDF format= |
| <a href="#">02/14/2011 -- ANNUAL REPORT=</a>         | View image in PDF format= |
| <a href="#">02/03/2010 -- ANNUAL REPORT=</a>         | View image in PDF format= |
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| <a href="#">05/01/1996 -- ANNUAL REPORT=</a> | <a href="#">View image in PDF format=</a> |
| <a href="#">05/01/1995 -- ANNUAL REPORT=</a> | <a href="#">View image in PDF format=</a> |
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Florida Department of State, Division of Corporations

# Evaluation Criteria Response Form

The completed Evaluation Criteria Response Form should be returned with Vendor's submittal. If not provided with submittal, the Vendor must submit within three business days of County's request. Failure to timely submit may affect Vendor's evaluation or deem vendor non-responsible.

## **Evaluation Criteria Response Form:**

The responding vendor must complete the Evaluation Criteria Response Form (pdf fillable file) with responses corresponding to each numbered item in text format only. Each Evaluation Criteria response should be succinct and include only relevant information which best answers the item. Do not include graphs, charts, resumes, tables, pictures, etc., in the Evaluation Criteria Response Form. Each Evaluation Criteria response allows for a maximum of 2100 characters of text only.

**Instructions for uploading:** Download document, save as the pdf fillable document (do not save as any other type of document), complete form and upload form as the fillable pdf file. **DO NOT APPLY ANY TYPE OF SECURITY, ALTER OR OTHERWISE MANIPULATE THE DOCUMENT. DO NOT PRINT TO PDF OR SCAN DOCUMENT BEFORE UPLOADING TO BIDS SYNC.**

## **Evaluation Criteria Response Form (Supplemental Information):**

If the Vendor's evaluation criteria response needs to reference additional Information to supplement their response to an item such as graphs, resumes, tables, org charts, etc., include only the supplemental information as an attachment appropriately labeled as follows: Supplemental Information - Title - Evaluation Criteria Item Number (**ex. Supplemental Information - Resume John Doe – Evaluation Criteria 1b.**) The Supplemental Information should be uploaded to BidSync as separate pdf files (attachments) and not combined with the vendor's completed Evaluation Criteria Response Form.

[Check here to indicate that Vendor agrees it has read and will comply with the submission instructions above.](#)

# Evaluation Criteria Response Form

|   |   |
|---|---|
| <b>RFP/RLI/RFQ Number and Title</b>   | <b>PNC2116748P1 - BB&amp;T Center Property Master Planning</b>  |
| <b>Vendor Name</b>  | SB Architects   |
| <b>Vendor Address</b>   | 2333 Ponce de Leon Blvd #1000, Coral Gables, FL 33134   |
| <b>Evaluation Criteria</b>  | <b>Vendor Response</b>  |
| <p><b>1. Ability of Professional Personnel (Other Than Lead Architect/Planner):</b><br/><b>Max Number of Points 5</b><br/>Include resumes for the Project Manager, Lead Architect/Planner and all key staff described. Include the qualifications and relevant experience of all subconsultants' key staff to be assigned to this project.<br/><b><u>POINTS VALUE 5</u></b></p>   | <p>SB Architects - A mid-sized firm by design, we combine the world-wide knowledge, technical expertise and resources of a large firm with the individual design approach and hands-on attention of a smaller, boutique practice. Each project in the office is directed by a principal-in-charge, who is responsible for the conceiving the overall vision, and directing the ongoing design efforts in order to ensure that the project remains true to</p>   |
| <p><b>2. Project Approach (Philosophy and Design Intent): Max Number of Points 20</b><br/>A. Describe the firm's approach and its familiarity with key issues, conditions and expected challenges. Such as: working around an existing building that may become obsolete within ten years and be demolished; designing pedestrian circulation that is separated from vehicular circulation; complex service issues (trash removal, delivery services for supplies, food, mail, taxi and ride share drop off and pick-up, hotel access and service); and the future need for parking may drastically change due to automated cars. Describe experience and provide specific examples of how you may have dealt with these issues in a phased mixed-use project.<br/><b><u>POINTS VALUE 4</u></b></p> | <p>Adjacent to potential future demolition: Foresight and flexibility are key to designing around structures that may or may not remain. The design must work in concert with the existing structure and be designed to a point to connect with potential future phases. Esplanade at Aventura replaces an existing Sears store adjacent to a regional mall under separate ownership. The existing interior mall connection is eliminated to re-focus the mall circulation on the exterior edges of the mall in the event of potential future alteration or demolition of the mall's interior concourse.<br/>Separating pedestrian/vehicular circulation: Our design approach places high importance on the viability and character of separated circulation. In resort design, we celebrate the Arrival as the terminus of vehicular circulation and the gateway</p> |
| <p>B. Describe the firm's experience with phased urban mixed-use projects, specifically addressing how is construction done on future phases so that the impact to present residents, tenants and guests are minimized.<br/><b><u>POINTS VALUE 5</u></b></p>  | <p>When designing our mixed-use projects it is of the highest priority to develop design and engineering approaches that minimizes complex and possibly expensive or time-consuming structural elements, in favor of a simplified, direct approach which results in more flexibility at the building stage, fewer problems, and ultimately lower costs and complications related to impact on present residents while phased construction</p>   |
| <p>C. Describe the firm's approach and its familiarity in designing for sustainability, resiliency and climate change issues that Broward County must deal with.<br/><b><u>POINTS VALUE 1</u></b></p>   | <p>SB Architects is very familiar with opportunities and challenges of sustainability, resiliency and climate change in the South Florida region. The completed Miami Design District project achieves LEED gold, platinum and LEED ND certifications, takes advantage of transit and walkability with its central urban location, has extensive use of native planting; and a 2 for 1 solution of green roofs throughout, serving to slow the</p>  |
| <p>D. How has the firm addressed pedestrian circulation in sub-tropical climates?<br/><b><u>POINTS VALUE 1</u></b></p>  | <p>SB Architects' site specific and user-centric design approach considers all climates as assets to be appreciated and elevated. At Esplanade at Aventura, the main public circulation is</p>  |
| <p>E. Describe the firm's approach to design that helps create better health and wellness for its residents, tenants and guests.<br/><b><u>POINTS VALUE 1</u></b></p>   | <p>We integrate sustainable design with wellness amenities for the overall health of the user, project, and environment. We think about these design principals at the beginning of our projects to</p>   |

|  |   |
|--|---|
| <p>F. Describe your experience and provide specific examples of a variety of professional planning services related to the implementation of projects identified within an urban mixed-use Master Plan including Economic/Feasibility Planning, Cost Analysis, Facilities Infrastructure Analysis and Evaluations, Parking Analysis (including the future of parking garages with the coming of automated vehicles), and Traffic Analysis.</p> <p><b><u>POINTS VALUE 8</u></b></p>   | <p>KEITH provides the ideal combination of creativity, technical expertise, local and regional development experience, and familiarity with Broward County and the City of Sunrise as a whole. KEITH is well-versed in managing the planning process for private development. This provides our team with a unique perspective, in that we appreciate the need to streamline processes to gain efficiencies and to provide timely service to clients who invest in development projects, that ultimately serve to increase a city's tax base. KEITH has likewise garnered success within the private sector, particularly with major</p>  |
| <p><b>3. Past Performance: Max Number of Points 40</b></p> <p>A. Describe the firm's qualifications and relevant experience and provide specific examples of phased <u>urban</u> mixed-use master planning projects that includes at least three of the following mid-rise to high-rise components: Four star or greater hotels; Class "A" to Class "B+" office buildings; multifamily residential buildings; and some retail to support the residential and office tenants. Provide a minimum of five projects with references. Preference in scoring will be given projects of similar nature and scope and to those that have been successfully completed. Suburban mixed-use project where buildings are surrounded by surface parking will not be considered. Provide written and graphic descriptions along with any photographs of these projects.</p> <p><b><u>POINTS VALUE 20</u></b></p> | <p>SB Architects strategic approach to master planning and conceptual design — taking into account shifts in socio-economic landscapes — will contribute to the success of this project. As with our other mixed-use projects, we explored what was available in the immediate neighborhoods, what was of interest to target markets, and how could BB&amp;T project foster a more meaningful sense of community and encourage guests to stay and invest. The master plan can say more about a particular era than a single building, park or interior can ever aspire to. Today's mixed-use urban designs provide an exceptionally high level of prescription compared to planning efforts of the previous century. As seen with Santana Row, the secret to successful and enduring mixed-use communities lies in the connectivity and interrelationships between the ground</p> |
| <p>B. Describe the firm's experience in designing Four Star and higher rated mid-rise and high-rise hotels in urban settings with structured parking. Provide a minimum of five projects with references. Preference will be given in scoring to those hotels that have been successfully completed. Provide written and graphic descriptions along with any photographs of these projects.</p> <p><b><u>POINTS VALUE 5</u></b></p>  | <p>Our hospitality practice is dedicated to producing designs where site sensitivity, structure and nuance are favored above all else. In order to best convey the individuality of each site, we try to be modern in our thinking and classic in our approach. With an extensive background in hospitality design and resort master planning, we consider ourselves less as traditional architects and more as designers of an experience, whether that experience is a golf clubhouse, a 100-acre beachfront resort, or branded residences. Branded Residences; this unique residential product provides whole or fractional-ownership,</p>   |
| <p>C. Describe the firm's experience in designing Class "A" and Class "B+" mid-rise and high-rise office buildings in urban settings with structured parking. Provide a minimum of five projects with references. Preference will be given in scoring to those office buildings that have been successfully completed. Provide written and graphic descriptions along with any photographs of these projects.</p> <p><b><u>POINTS VALUE 5</u></b></p>  | <p>Brooks +Scarpa has designed over 2,000,000SF of commercial office space. B+S is currently working on a TOD project located directly adjacent to the new Culver City Expo Robertson Station in Los Angeles. This mixed-use development provides 144 residential units, 75,000 square feet of creative commercial space, 460 parking spaces and 40,000 square feet of retail space on the street level connecting directly to the station</p>  |
| <p>D. Describe the firm's experience in designing mid-rise and high-rise multifamily residential buildings in urban settings with structured parking. Provide a minimum of five projects with references. Preference will be given in scoring to those multifamily residential buildings that have been successfully completed as well as those multifamily residential buildings that have included a work force housing component. Provide written and graphic descriptions along with any photographs of these projects.</p> <p><b><u>POINTS VALUE 5</u></b></p>  | <p>Our Multi-Family practice utilizes a broad range of housing types, ranging from attached on-grade townhouses to 20-story high-rise apartment buildings. The goal is to respond to the growing need for urban in-fill apartments and condo units. Resident profiles were created to determine the demographic most likely served in this area, and to inspire indoor and outdoor amenities and experiences that will appeal to this user group. Community as Amenity: We view end users as 'guests.' As such we view the community as an amenity. The new model is about weaving the buildings into the fabric of the local surroundings,</p>   |
| <p>E. Describe the firm's experience in designing retail space in the ground floors of residential and office buildings. Priority will be given in scoring to those retail spaces that have been successfully completed. Provide written and graphic descriptions along with any photographs of these projects.</p> <p><b><u>POINTS VALUE 5</u></b></p>  | <p>Our Mixed-Use practice focuses on transforming neighborhoods to include the convenience of localized amenities, community gathering spaces, retail, fine and dining facilities. A vibrant community adapted to today's active lifestyles. A pedestrian promenade navigates through the resort capturing a diverse range of outdoor experiences and connecting the resort's most dramatic points within a distinct hospitality and residential</p>  |

|   |  |
|---|--|
| <p><b>4. Lead Architect's/Planner's Portfolio &amp; Profile: Max Number of Points 25</b></p> <p>If the Lead Architect/Planner is an individual, then the portfolio must include at least three urban mixed-use site planning projects done by the lead designer over the past ten years (each project should identify his or her specific role) and at least five completed urban mixed-use planning projects done by his or her firm over the past ten years. Each example must include the images and text description. The portfolio must also include a designer profile noting such facts as education, professional experience, design recognitions, and areas of responsibility and a statement of the lead designer's philosophy and design intent that incorporates an understanding of the design issues for the proposed project and a philosophy for approaching the project.</p> <p>If the Lead Architect/Planner is a team, then the portfolio must include at least two completed projects per discipline done over the past ten years by each of the lead designers on the team and representing the firm, a selection of at least five additional completed projects done over the past ten years. Each example must include images and text description. The portfolio must also include a lead designer profile that summarizes the background of all team members and a design philosophy and design intent statement that represents the perspective of the team as a whole.</p> <p>A. Lead Architect's/Planner's Portfolio - The portfolio should be thoughtfully arranged and composed of materials that demonstrate an understanding of the design issues to be addressed in this project. The exhibits should portray creative and appropriate response to County's criteria and needs, demonstrate design leadership, and clearly exemplify design excellence.</p> <p><b><u>POINTS VALUE 15</u></b></p> | <p>SB Architects is widely known for its architectural work in the hospitality, mixed-use, urban design and residential space. Since 1960, the firm has promoted sustainable communities and iconic brands, both locally and globally. With offices in San Francisco, Miami and Hong Kong, we provide responsive, creative and tailored experiences and the technical capabilities to successfully deliver projects of all scales from initial concept through construction. Everything we do is informed by principles which are inspired by timeless values and a commitment to our craft.</p> <p>Our approach is founded on a commitment to design excellence and is characterized by a collaborative dialogue between the client and design partners. In the design process, the site, the regional architectural history, culture, and traditions are equally important. Whether the eventual design solution is traditional or contemporary, it should be culturally and contextually relevant.</p> <p>At the cornerstone of our design philosophy is a focus on collaboration with an openness to new ideas and creative interpretation. Our mission is to not only create alluring and successful projects but also nurture the shared passion and vision that allow for a rewarding journey for the entire team. We believe that hospitality is founded on the cultivation of strong relationships with each other, our clients, our partners, and our communities. Architecture is not only about buildings, design, products, standards, and efficiencies – it is about people. It is the very heart of hospitality, as people are the very center of our business.</p> |
| <p>B. Lead Architect's/Planner's Profile - The County will be looking for a breadth and depth of education and work experience as well as increasing responsibility for delivering the complexity and magnitude of the project the County has in mind.</p> <p><b><u>POINTS VALUE 10</u></b></p>   | <p>Mark S. Sopp/SB Architects - With more than 25 years of international and domestic mixed-use and hospitality master planning, conceptual design and project management experience, Mark Sopp has an acute understanding of business operations and innovative design principles. He works with developers and design teams to lead projects through a coordinated process to ensure the end product reflects the</p>  |
| <p><b>5. Location: Max Number of Points 5</b></p> <p>Refer to Vendor's Business Location Attestation Form and submit as instructed. A Vendor with a principal place of business location (also known as the nerve center) within Broward County for the last six months, prior to the solicitation submittal, will receive five points; a Vendor not meeting all of the local business requirements will receive zero points. The following applies for a Vendor responding as a Joint Venture (JV): if a member of the JV has 51% or more of the equity and meets all of the local business requirements, the JV will receive three points; if a member of the JV has 30 to 50% of the equity and meets all of the local business requirements, the JV will receive two points; and if a member of the JV has 10% to 29% of the equity and meets all of the local business requirements, the JV will receive one point.</p> <p><b><u>POINTS VALUE 5</u></b></p>  | <p>N/A Vendor does not meet local business requirements</p>  |

|   |   |
|---|---|
| <p><b>6. Willingness to Meet Time and Budget Requirements:</b><br/> <b>Completion Date Requirement:</b> Six (6) Months<br/> <b>YES = 1 Point NO = 0 Points</b><br/> <b>Project Budget:</b> \$350,000<br/> <b>YES = 1 Point NO = 0 Points</b><br/> <u><b>Points Value: 2</b></u></p>   | <p>Yes to time and budget requirements</p>  |
| <p><b>7. Volume of Previous Work:</b><br/> Refer to <b>Volume of Previous Work Attestation Form</b> and the <b>Volume of Previous Work Attestation Joint Venture Form</b> and submit as instructed.<br/> The calculation for Volume of Previous Work is all amounts paid to the prime Vendor by Broward County Board of County Commissioners at the time of the solicitation opening date within a five-year timeframe. The calculation of Volume of Previous Work for a prime Vendor previously awarded a contract as a member of a Joint Venture firm is based on the actual equity ownership of the Joint Venture firm. Three points will be allocated to Vendors paid \$0 - \$3,000,000; 2 Points will be allocated to Vendors paid \$3,000,001 - \$7,500,000; 1 Point will be allocated to Vendors paid \$7,500,001 - \$10,000,000; 0 Points will be allocated to Vendors paid over \$10,000,000). Payments for prime Vendor will be verified by the Purchasing Division.<br/> <u><b>Points Value: 3</b></u></p> | <p>N/A Vendor has not completed any previous work or work as a Joint venture for or in Broward County</p> |

# Vendor Questionnaire Form

The completed Vendor Questionnaire Form and supporting information (if applicable) should be returned with Vendor's submittal. If not provided with submittal, the Vendor must submit within three business days of County's request. Failure to timely submit may affect Vendor's evaluation.

**If a response requires additional supporting information, the Vendor should provide a written detailed response as indicated on the form.** The completed questionnaire and responses will become part of the procurement record. It is imperative that the person completing the Vendor Questionnaire Form be knowledgeable about the proposing Vendor's business profile and operations.

|  |  |   |
|--|--|---|
| <b>Solicitation Number :</b>                           |  | <b>PNC2116748P1</b>                             |
| <b>Title :</b>   |  | <b>BB&amp;T Center Property Master Planning</b> |
| 1. Legal business name:                                |  | SB Architects                                   |
| 2. Doing Business As/ Fictitious Name (if applicable): |  | n/a   |
| 3. Federal Employer I.D. no. (FEIN):                   |  | 94-1723964                                      |
| 4. Dun and Bradstreet No.:                             |  | n/a   |
| 5. Website address (if applicable):                    |  | www.sb-architects.com                           |
| 6. Principal place of business address:                | Address Line 1                                     | 94-1723964                                      |
|  | Address Line 2                                     | One Beach Street, Suite 100                     |
|  | City   | San Francisco                                   |
|  | State  | CA  |
|  | Zip Code   | 94133   |
|  | Country  | United States                                   |
| 7. Office location responsible for this project:       |  | 2333 Ponce de Leon Blvd #1000                   |
| 8. Telephone no.:                                      |  | (305) 856-2021                                  |
| 9. Fax no.:  |  |   |
| 10. Type of business:                                  | Type of Business (Select from the dropdown list)   |   |
|  | If Corporation, Specify the State of Incorporation | California                                      |

|  |   |  |
|--|---|--|
|  | If General Partnership, Specify the State and County filed in | n/a  |
|  | If Other, Specify the detail                                  | n/a  |
| 11. List Florida Department of State, Division of Corporations document number (or registration number if fictitious name):  |   | 838040   |
| 12. List name and title of each principal, owner, officer, and major shareholder:  | a)  | Scott Lee, President   |
|  | b)  | Bruce Wright, Senior Vice President                              |
|  | c)  | Mark Sopp, Senior Vice President                                 |
|  | d)  | John Cisco, Chief Financial Officer                              |
| 13. AUTHORIZED CONTACT(S) FOR YOUR FIRM:   | Contact Name 1  | Mark Sopp  |
|  | Title   | Senior Vice President/Principal                                  |
|  | E-Mail  | msopp@sb-architects.com  |
|  | Telephone No.   | 415-673-8990   |
|  | Fax No.   | n/a  |
|  | Contact Name 2  | Jason Ambrose  |
|  | Title   | Vice President   |
|  | E-Mail  | jambrose@sb-architects.com                                       |
|  | Telephone No.   | 415-673-8990   |
|  | Fax No.   | n/a  |
| 14. Has your firm, its principals, officers or predecessor organization(s) been debarred or suspended by any government entity within the last three years? If yes, specify details in an attached written response. | Click response  | <input type="radio"/> Yes<br><input checked="" type="radio"/> No |
|  | If Yes, provide detailed response                             |  |




|  |                                   |  |
|--|-----------------------------------|--|
| 15. Has your firm, its principals, officers or predecessor organization(s) ever been debarred or suspended by any government entity? If yes, specify details in an attached written response, including the reinstatement date, if granted.  | Click response                    | <input type="radio"/> Yes<br><input checked="" type="radio"/> No |
|  | If Yes, provide detailed response |  |
| 16. Has your firm ever failed to complete any services and/or delivery of products during the last three (3) years? If yes, specify details in an attached written response.   | Click response                    | <input type="radio"/> Yes<br><input checked="" type="radio"/> No |
|  | If Yes, provide detailed response |  |
| 17. Is your firm or any of its principals or officers currently principals or officers of another organization? If yes, specify details in an attached written response.   | Click response                    | <input type="radio"/> Yes<br><input checked="" type="radio"/> No |
|  | If Yes, provide detailed response |  |
| 18. Have any voluntary or involuntary bankruptcy petitions been filed by or against your firm, its parent or subsidiaries or predecessor organizations during the last three years? If yes, specify details in an attached written response.   | Click response                    | <input type="radio"/> Yes<br><input checked="" type="radio"/> No |
|  | If Yes, provide detailed response |  |
| 19. Has your firm's surety ever intervened to assist in the completion of a contract or have Performance and/or Payment Bond claims been made to your firm or its predecessor's sureties during the last three years? If yes, specify details in an attached written response, including contact information for owner and surety. | Click response                    | <input type="radio"/> Yes<br><input checked="" type="radio"/> No |
|  | If Yes, provide detailed response |  |

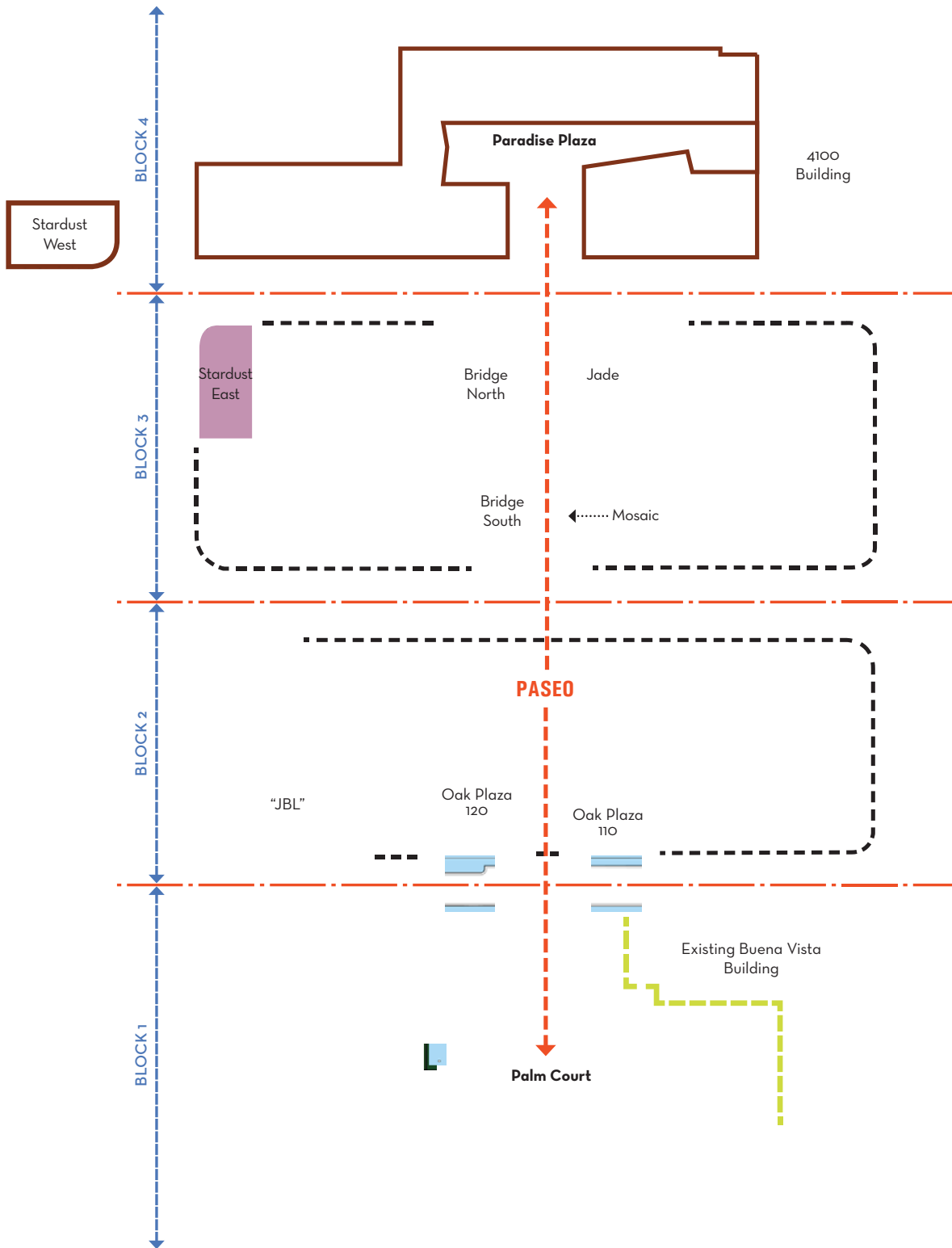
|  |                                   |   |
|--|-----------------------------------|---|
| 20. Has your firm ever failed to complete any work awarded to you, services and/or delivery of products during the last three (3) years? If yes, specify details in an attached written response.  | Click response                    | <input type="radio"/> Yes<br><input checked="" type="radio"/> No                              |
|  | If Yes, provide detailed response |   |
| 21. Has your firm ever been terminated from a contract within the last three years? If yes, specify details in an attached written response.   | Click response                    | <input type="radio"/> Yes<br><input checked="" type="radio"/> No                              |
|  | If Yes, provide detailed response |   |
| 22. Living Wage solicitations only: In determining what, if any, fiscal impacts(s) are a result of the Ordinance for this solicitation, provide the following for informational purposes only. Response is not considered in determining the award of this contract. Living Wage had an effect on the pricing. If yes, Living Wage increased the pricing by ____% or decreased the pricing by ____%. | Click response                    | <input type="radio"/> Yes<br><input type="radio"/> No<br><input checked="" type="radio"/> N/A |
|  | If Yes, provide detailed response |   |












- PHASE I 
- PHASE II 
- PHASE III 



## Dacra Miami Design District Master Plan

SB Architects Areas of Focus:  Phase II  Phase III  Stardust  4100  Right of Way Flatwork

Broward County Board of  
County Commissioners

**JLH FACADE**  
Architect:  
JORGE HERNANDEZ

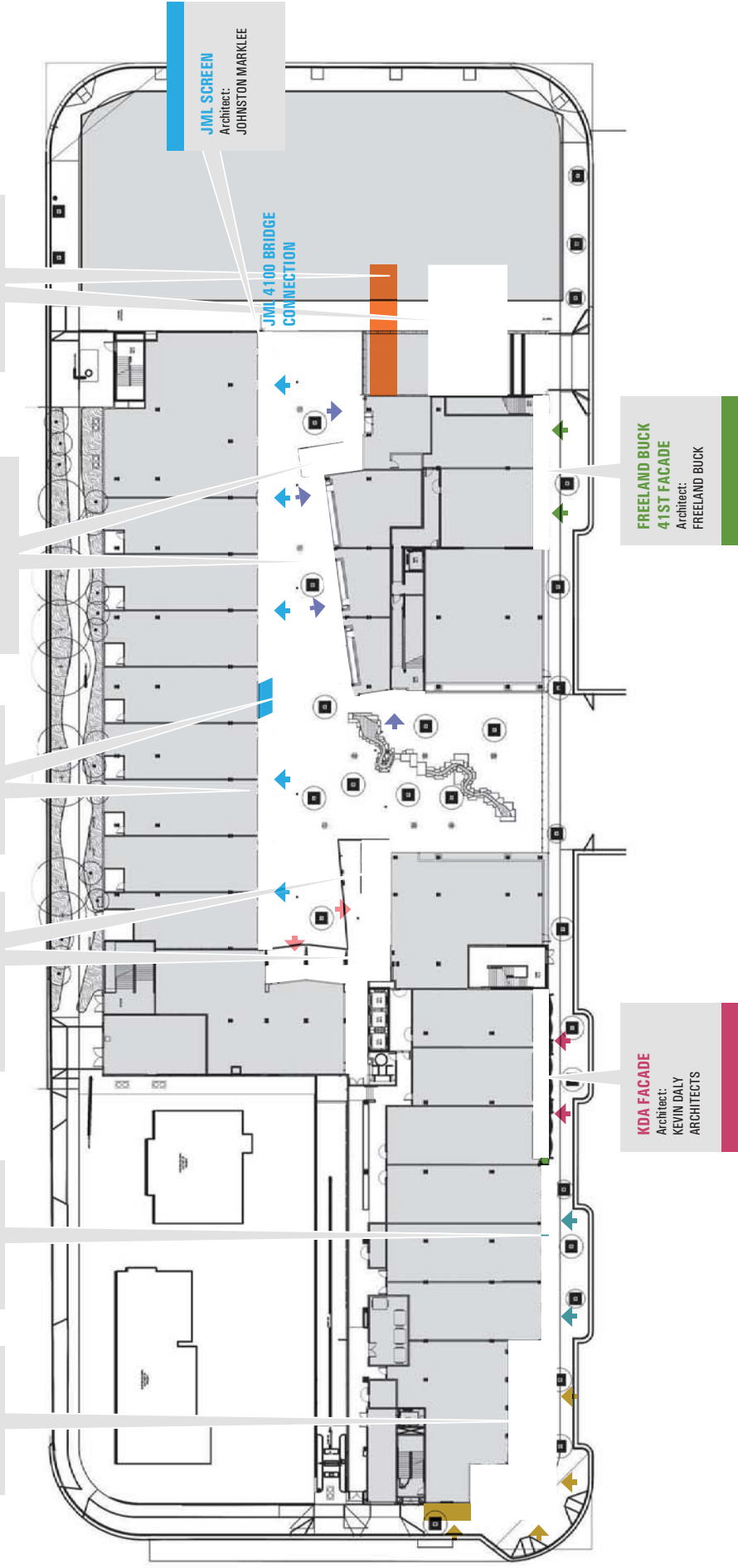
**MDS FACADE**  
Architect:  
MDS ARCHITECTS

**FB STACKED BOXES  
& ESCALATOR CANOPY**  
Architect:  
FREELAND BUCK

**JML FACADE &  
BRIDGE**  
Architect:  
JOHNSTON MARKLEE

**T&G FACADE &  
T&G ESCALATOR CANOPY**  
Architect:  
TOULLA + GILLIAND  
ATELIER d'ARCHITECTURE

**DANIEL TOOLE BRIDGE  
& TRELIS**  
Architect:  
DANIEL TOOLE



**JML SCREEN**  
Architect:  
JOHNSTON MARKLEE

**JML 4100 BRIDGE  
CONNECTION**

**KDA FACADE**  
Architect:  
KEVIN DALY  
ARCHITECTS

**FREELAND BUCK  
41ST FACADE**  
Architect:  
FREELAND BUCK

# Dacra Miami Design District Master Plan

## BLOCK 4 AREAS OF FOCUS



**SB ARCHITECTS**

# WEST FARM

OMAHA, NEBRASKA

Considered a focal point for the prosperity and continued growth of Omaha, West Farm is poised to become one of the top destinations for residents, businesses and visitors alike. Fostering the growth of multiple scales along a gradient between public and private volumes, WestFarm successfully integrates residential living into a busy commercial setting. This complex project will feature live/work dwellings, a hotel, creative offices, retail, and gathering spaces. SB Architects' design supports a multi-faceted, locally-inspired development that respects and builds on the area's cultural atmosphere. Within a dense urban area, West Farm offers increased public access to nature with park greens, vibrant courtyards and a plaza at the heart of the complex that connects to retail and restaurant pathways.

**CLIENT**  
Noddle Companies

**PROJECT TYPE**  
Urban Mixed-Use

**COMPONENTS**  
293,920 SF Retail and Restaurants  
114,720 SF Office Space  
929 Residential Units  
300-key Hotel

Broward County Board of  
County Commissioners

PNC2116748P1



# MILL DISTRICT

HEALDSBURG, CALIFORNIA

Replay's new mixed-use development site is 2 blocks from the historic town square and is one of the largest contiguous landholdings for re-development, as designated by the town of Healdsburg and its citizens. The Mill District will include a boutique hotel, restaurant, retail market, garden landscape and a range of residences, including affordable housing. A stand of preserved redwoods will be the focal point of the plan, framing a new public park. The community is designed to compliment Sonoma County's celebrated culinary, cycling, and wellness culture.

- CLIENT  
Replay Resorts
- PROJECT TYPE  
Urban Mixed-use Community
- COMPONENTS
  - 56 Townhouse Units
  - 18 Condominiums
  - 24 Work Force Housing Units
  - 50-key Boutique Hotel
  - 3 Start-up Maker Spaces

Broward County Board of  
County Commissioners



# UNIVERSITY TOWN CENTER AT MO'ILILI

HONOLULU, HAWAII

The Town Center Mo'ilili is a retail & entertainment open air lifestyle center adjacent to the University of Hawaii. The development will not only leverage the site's close proximity to the campus and its population of students, professors and staff, but also to serve as a destination for locals and visitors who wish to shop, dine, and enjoy cultural performances.

## CLIENT

Kamehameha Schools

## COMPONENTS

340 Residential Units - University Housing

250-Key Hotel

95,480 SF Retail

20,222 SFKS Educational



# PROSPER, TEXAS

PROSPER, TEXAS

Located within the Dallas-Fort Worth metropolitan area, this 129 acre development site creates a community environment for this affluent suburban town. The master plan for this vibrant mixed-use community creates various zones featuring sports and entertainment, mixed-use, hospitality and a residential components for its patrons. The entertainment zone features an indoor and outdoor waterpark, Planetarium, family entertainment center, and 50,000 SF convention center. Additionally, Imagine Avenue, a commercial and retail centered street, office space, and ample parking will add pedestrian walkability to this. With a main highway connection, the location is easily accessible and provides many entertainment and activity options for the whole family.

## CLIENT

LandPlan and Imagine Resorts

## PROJECT TYPE

Mixed-Use, Hospitality, Resort

## PROJECT SIZE

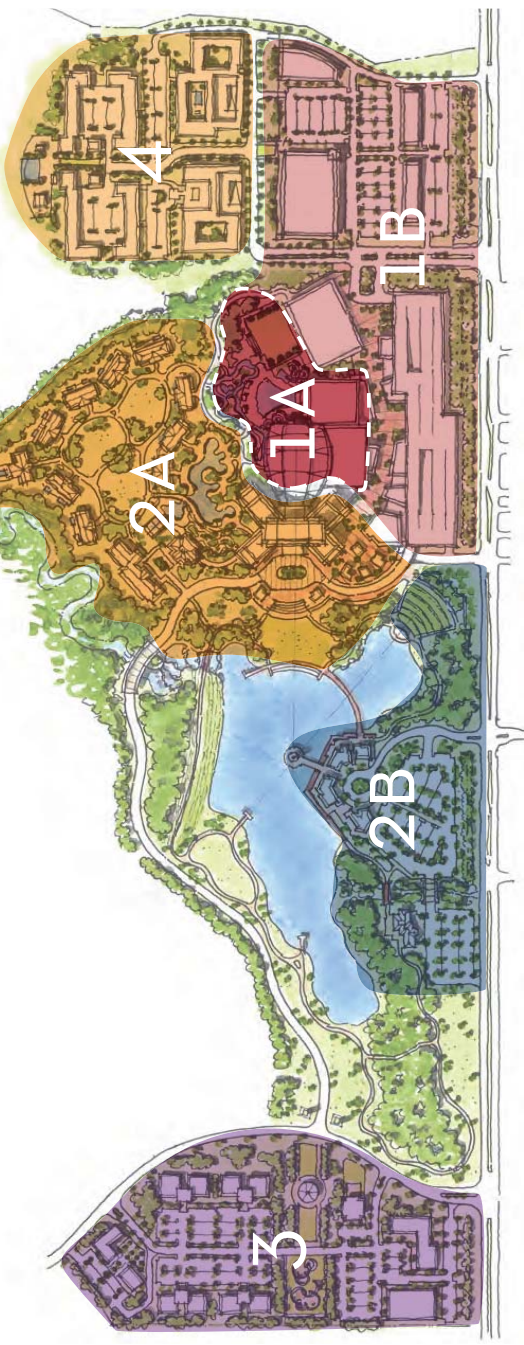
129 Acres

## PROJECT COMPONENTS

- 500 Key Hotel
- 50,000 SF Conference Center
- 3 Acre Indoor / Outdoor Waterpark
- 400 Unit Multi-Family Residences
- Sports Arena with Ice Rink
- Retail and restaurants
- Entertainment street

Broward County Board of  
County Commissioners

PNC2116748P1



# GHAF HILLS

DUBAI

This 6-hectare lakefront site presents long-term development opportunities as the demand for forward-thinking, environmentally advanced, and wellness-based communities continue to expand. The intent is to create a polyvalent layout that accommodates different market needs. A dramatic entry feature and broad boulevard identify the development's primary entrance. Numerous landmarks carefully placed on axis with the main entry boulevard organize the site with recognizable and evocative icons, telling a visual story of the journey through Ghaf Hills. A pedestrian promenade navigates through the resort capturing a diverse range of outdoor experiences and connecting the resort's most dramatic points within a distinct hospitality and residential infrastructure.

CLIENT

Majid Al Futtaim Properties LLC

PROJECT TYPE

Mixed-Use

COMPONENTS

Retail and Restaurants

Residential Units

50-key Hotel and Spa

Experience Center and Mosque

Urban Gardens and Waterfront Promenade



## RED SEA ARCHIPELAGO

SAUDI ARABIA

Red Sea Archipelago is a large-scale master-planned resort community composed of a series of ultra-luxury resorts. Located in five distinct ecosystems within three national parks in Saudi Arabia, this project offers unlimited experiential journeys with the exploration of five treasures – Nature Preserve, Heritage, Volcano, Coast, and Islands. Today's guests crave one-of-a-kind extraordinary journeys – be it sleeping in overwater bungalows in the red sea reef or under the stars in Bedouin structures in the middle of the Arabian wilderness. This development fulfills a higher need, something that emotionally connects a person to place.

### PROJECT TYPE

Resort Communities

### PROJECT COMPONENT

Sailing School and Marine Village  
Shopping Promenade  
Entertainment and Wellness Centers  
Luxury Hotels and Spas  
Branded Residences and Overwater Villas



## 60 MILL

HEALDSBURG, CALIFORNIA

Located on a prime site just a block and a half south of Healdsburg's historic central plaza, this unique project will expand the city's downtown redeveloping an underutilized site, and refurbishing a significant stretch of important creekfront land. The plan brings together a boutique hotel, spa, restaurant and a residence club, clustered around a central garden and open to views of the creek. The architecture references the traditional barn architecture prevalent throughout Northern California, while maintaining a modernist approach to the finished structures. The warm, natural palette of materials, rich diversity in the massing and placement of building elements, and varied roof-lines work together to make this project an approachable, pedestrian-friendly addition to downtown Healdsburg.

### CLIENT

Schellinger Brothers

### PROJECT TYPE

Boutique Hotel & Residence Club

### COMPONENTS

- 70-Key Boutique Hotel
- 21-Unit Residence Club
- 70-Seat Restaurant



PNC211674001





**Broward County Convention Center Master Planning**

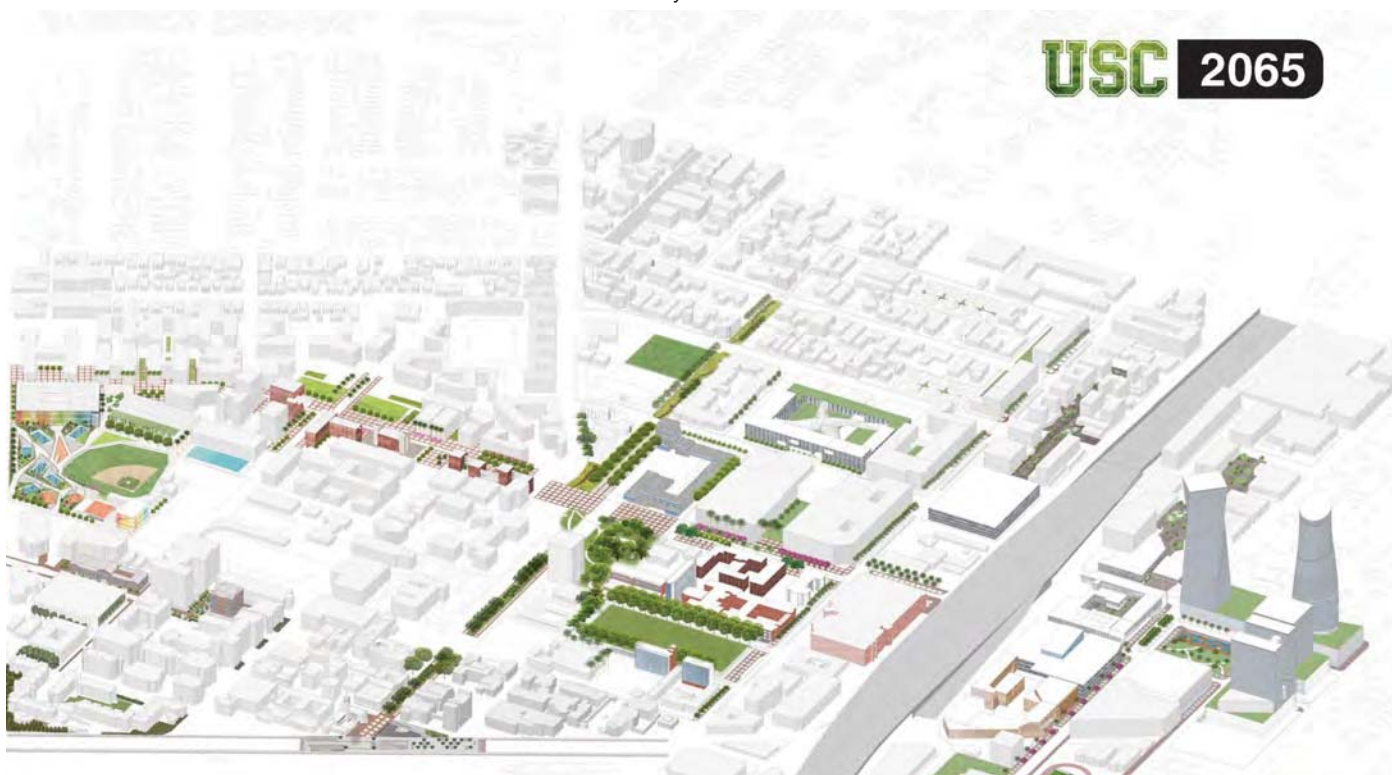
Client: Broward County

Contact: Jim Griffin, Associate with HKS prime Consultant

Contact Telephone: 305-476-1102

Description of Services: The Broward County Convention Center is located on the Southeast corner of Eisenhower Boulevard and SE 17th Street Causeway. The Convention Center sits on 40 acres with 2.1 acres of water abutting the Intracoastal Waterway. The County envisioned establishing the Convention Center as an iconic waterfront destination. The expansion of the Convention Center entails 224,00-sf with 83,000-sf of retail/entertainment, 100,000-sf parking and a 752-room hotel. KEITH served as a sub-consultant to HKS Architects providing local experience, knowledge of critical issues and contacts through our survey, planning, conceptual civil and conceptual landscaping services. Planning services provided by KEITH included tasks such as: project/site history, entitlement/agreements analysis, DRI analysis, land use analysis, zoning analysis, parking analysis, visioning assistance, development/entitlement schedule and other regulatory analysis. KEITH worked with the County and other stakeholders, including analysis, feasibility and conceptual design phases. The final master plan report was authored by the team and presented to the County Commission May 2014.

|  |  |   |  |  |   |
|--|--|---|--|--|---|
| Corporate Office<br>301 E Atlantic Blvd<br>Pompano Beach<br>FL 33060<br>954.788.3400 | Miami-Dade County<br>2160 NW 82 Ave<br>Doral<br>FL 33122<br>305.667.5474 | Broward County<br>2312 S Andrews Ave<br>Fort Lauderdale<br>FL 33316<br>954.788.3400 | Palm Beach County<br>120 N. Federal Hwy<br>Suite 208<br>Lake Worth, FL 33460<br>561.469.0992 | St. Lucie County<br>2325 SE Patio Cir.<br>Port St. Lucie<br>FL 34952<br>954.788.3400 | Orange County<br>2948 E Livingston St.<br>Orlando<br>FL 32803<br>954.788.3400 |
|--|--|---|--|--|---|



*View of the alley connecting the Museum of Art with the outdoor Shakespeare theatre.*

## Visionary Framework Plan for The University of Southern California Los Angeles, CA

Working with graduate architecture students at the University of Southern California Brooks + Scarpa completed the Vision Plan for the USC campus for projected growth and enrollment for the year 2065.

The University of Southern California is one of the top rated research institutions in the United States. The campus employs over 16,000 staff and faculty making it the largest employer in Los Angeles.

The goal of the Visionary Framework Plan is to create a transformative learning environment that can be sustainable, improve community connections, conserve water and power, increase public transportation and create more biodiversity on campus.

USC owns and leases over 2 million square feet off the University Park Campus. The vision plan includes possible expansion and acquisition as part of the off campus growth.

**CLIENT/OWNER**  
The University of  
Southern California

**TOTAL SQUARE FOOTAGE**  
226 acres

**COMPLETED**  
2016

**CONTACT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)





View of new development at expanded living shoreline

## Salty Urbanism

Fort Lauderdale, Florida



In an inevitable future of sea level rise, a new framework for urban design and architecture that embeds ecosystem services will emerge as an adaptation solution. *Just Add Salt* provides a methodology and approach for this emerging “Salty Urbanism” that takes its cues from *Reconciliation Ecology*.

Utilizing the North Beach Village neighborhood in Fort Lauderdale, FL as case study, this work establishes an interdisciplinary team to develop a coupled research methodology and pedagogical approach that envisions and quantifies the experiential and ecological outcomes of alternative ways forward for the neighborhood in response to rising sea

levels. These outcomes consider a future of saturated landscapes and, as a result, integrate research models that accommodate a variety of best management practices (BMP), low impact development (LID), green infrastructure (GI) and other alternative concepts to be implemented over time in the neighborhood adaptation plan.

This work will ultimately be culminated and packaged into a design manual for coastal communities.

**CLIENT/OWNER**  
City of Fort Lauderdale,  
Florida

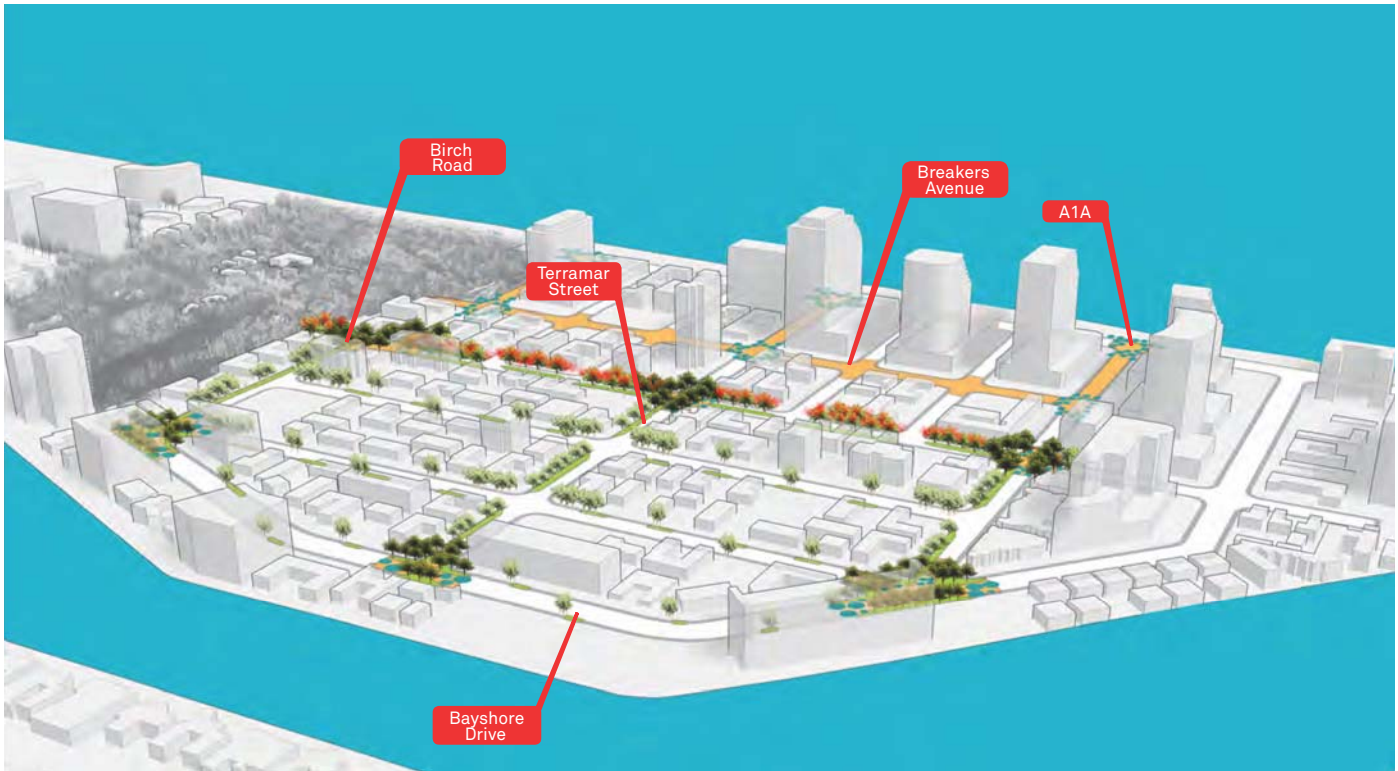
**TOTAL SQUARE FOOTAGE**  
60 acres

**TOTAL COST**  
\$500 million

**COMPLETED**  
2060

**CONTACT**  
Jeff Huber, AIA  
Brooks + Scarpa  
333 Las Olas Way, CU1  
Ft. Lauderdale, FL 33301  
[www.brooksscarpa.com](http://www.brooksscarpa.com)





View of overall streetscape plan for North Beach Village

## Botanizing the Asphalt of North Beach Village: Integrating Public Art and Resilient Design

Fort Lauderdale, Florida



Development of a streetscape plan for the twenty-five block neighborhood of North Beach Village on Fort Lauderdale Beach that integrates public art and green infrastructure to combat current high tide flooding. The goal of the project is to retrofit streets with ecologically-themed public art streetscape that improve wayfinding and provide enhanced place-making for residents and tourists in the North Beach Village neighborhood while also embedding resilient infrastructure that can adapt to future sea level rise and climate change. The streetscape master plan is also intended to complement the current updates to the Central Beach Master Plan. North Beach Village holds the potential to become a

destination neighborhood commensurate in quality with future building investments currently underway. Another significant trend is the emergence of a local art and entertainment corridor within the neighborhood along Breakers Avenue.

The challenge is to provide a phaseable planning strategy that can be implemented incrementally and does not require the entire plan to be completed. The streetscape plan shows incremental strategies for retrofitting streets to function as pedestrian-oriented and ecologically-robust streetscape.

**CLIENT/OWNER**  
City of Fort Lauderdale,  
Florida

**TOTAL SQUARE FOOTAGE**  
60 acres

**TOTAL COST**  
\$50 million

**COMPLETED**  
2025

**CONTACT**  
Jeff Huber, AIA  
Brooks + Scarpa  
333 Las Olas Way, CU1  
Ft. Lauderdale, FL 33301  
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Before and after eye level perspective of saltscape retrofits that provide traffic calming and enhanced flood protection





*View of new Walton Arts Center entry plaza along School Avenue and Dickson Street*

## Walkscapes: From Sidewalks to Rooms

Fayetteville, Arkansas



Walkscapes pilots Complete Streets principles to rebalance space allocations between pedestrians and motorists, but goes beyond Complete Streets to explore the sidewalk as an independent art-form. Since School Avenue’s right-of-way width is modest, the project approach is directed toward strategic interventions within sidewalks and the shared property borders of select quasi-public entities like WAC, FPL, and Hillcrest Towers Senior Center. Four contextually-responsive pedestrian geographies, or landscapes, function like “drifts” to thicken the typically underdeveloped space of the sidewalk. Each walkscape sponsors unique configurations made from ordinary landscapes, lighting,

street furniture, surface materials, and architectural structures for particular segments of School Avenue. These four walkscapes can be implemented incrementally, successively, or all at once depending upon available resources and stakeholder interest.

*\*Project completed by the Arkansas Community Design Center under the direction of Principal Jeff Huber.*

**CLIENT/OWNER**  
City of Fayetteville,  
Arkansas

**TOTAL SQUARE FOOTAGE**  
2500 linear feet

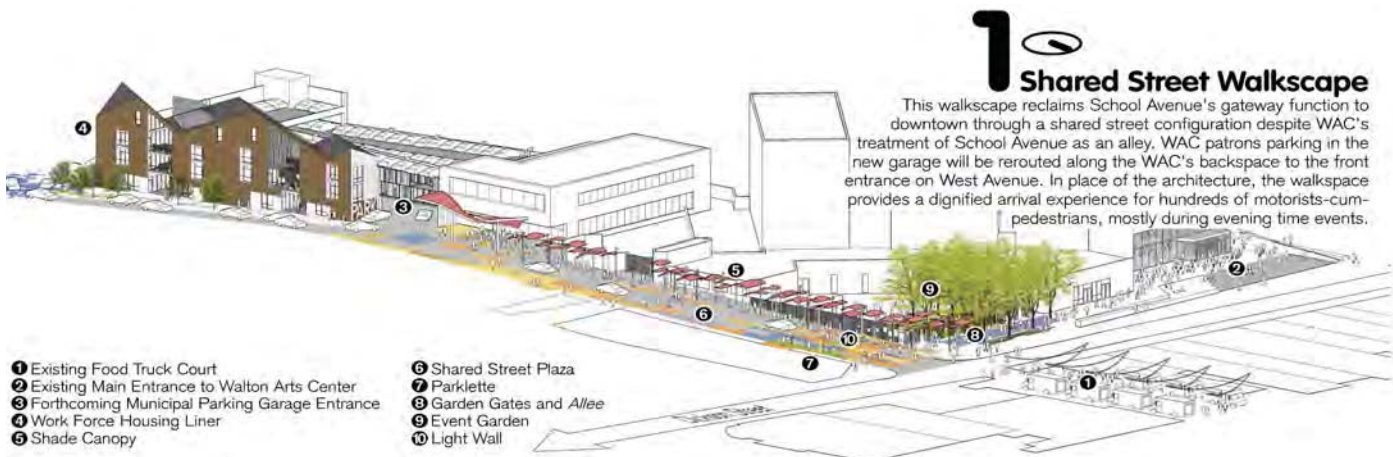
**TOTAL COST**  
\$50 million

**COMPLETED**  
2020

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Shared street space linking new Walton Arts Center and new parking garage



New gateway plaza at the Fayetteville Public Library



## Master Plan and Townscape

Farmington, Arkansas



A highway corridor revitalization project for a segment of the five-lane commercial arterial that has displaced the town's main street the plan proposes new public landscapes to re-stitch a 5,000-person bedroom community, once a vibrant farming community that anchored one of the nation's largest strawberry and apple-producing regions in the early 1900s. The townscape approach employs a serial organization of nodes to create a walkable urban environment within an automobile-oriented context. Beginning with ordinary road infrastructure elements, the townscaping framework incrementally yields a context-sensitive urban environment without initial reliance on capital-intensive architectural

investments. The goal is to evolve a memorable town fabric within an otherwise generic landscape.

Working within this resource-challenged community (annual median household income is \$43,000) project phasing stages a succession of "articulated environments" using three placemaking strategies in: 1) context-sensitive highway design, 2) public art planning, and 3) agricultural urbanism.

*\*Project completed by the Arkansas Community Design Center under the direction of Principal Jeff Huber.*

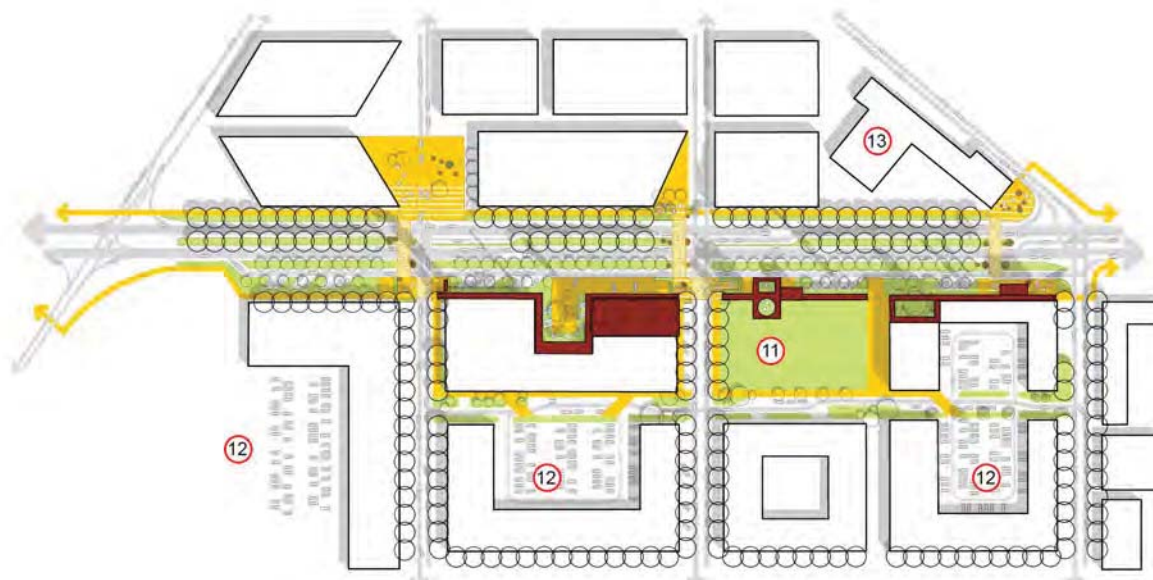
**CLIENT/OWNER**  
City of Farmington,  
Arkansas

**TOTAL SQUARE FOOTAGE**  
600 acres (one mile of  
highway corridor)

**TOTAL COST**  
\$4 million (phase 1)

**COMPLETED**  
2016

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**New Mixed-Use District 2030**

View of the new townscaped corridor showing the reitaized mixed-use district (above). Aerial view of the envisioned master plan (below).





*View of the town center transit station and public square.*

## Fayetteville 2030: Transit City Scenario

Northwest Arkansas



With funding from the National Endowment for the Arts, an architect-artist collaborative prepared a streetscape plan that retrofits a four-block segment of a commonplace downtown street. An emerging anchor within the downtown arts district, the proposed School Avenue streetscape frames over \$80 million in scheduled building investments between the Walton Arts Center (WAC) and the Fayetteville Public Library with arts-based civic infrastructure—or infrastructure as art.

The solution creates unique pedestrian geographies that intensify social and cultural programming without compromising vehicular throughput. Complete Streets principles rebalance

space allocations between pedestrians and motorists, but goes beyond Complete Streets to explore the sidewalk as an independent art-form. Four contextually-responsive pedestrian geographies functioning like “drifts” emerge to thicken the typically underdeveloped space of the sidewalk. The solution creates unique pedestrian geographies that intensify social and cultural programming without compromising vehicular throughput.

*\*Project completed by the Arkansas Community Design Center under the direction of Principal Jeff Huber.*

**CLIENT/OWNER**  
City of Fayetteville,  
Arkansas

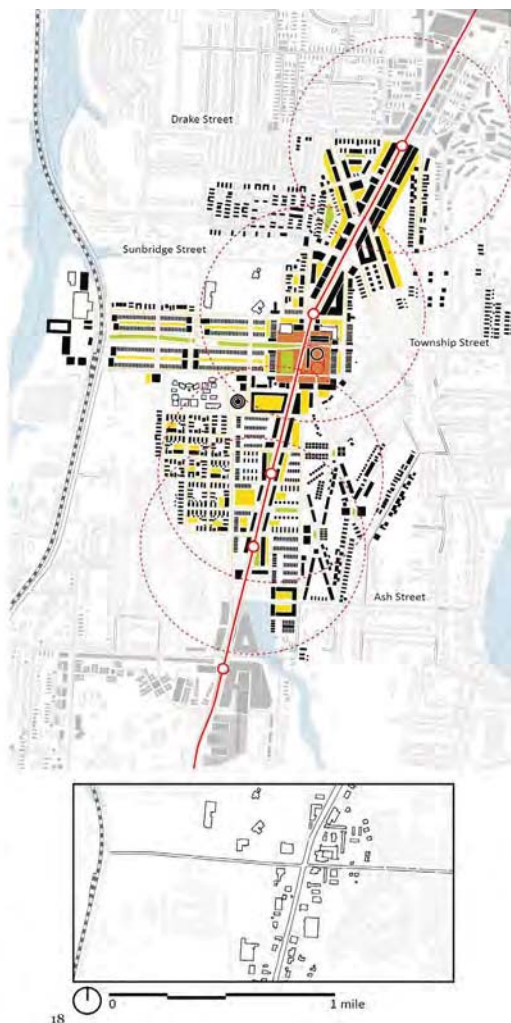
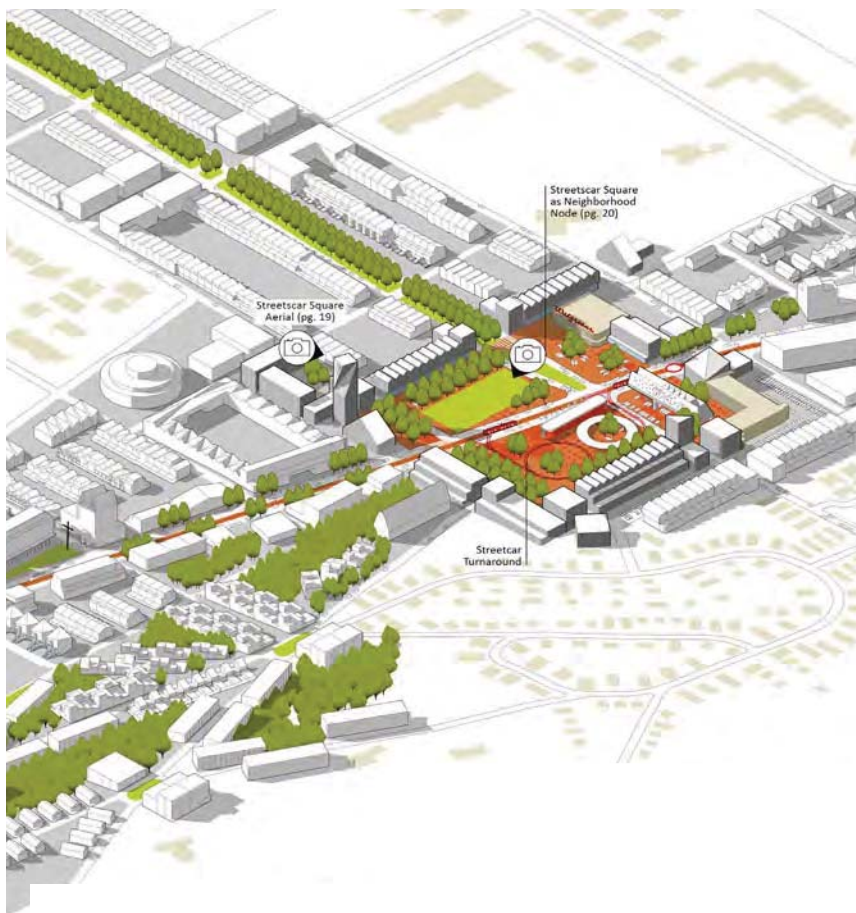
**TOTAL SQUARE FOOTAGE**  
five- mile corridor

**COMPLETED**  
2016

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View of the College Ave Streetscape and street car station (above). Aerial view of the park and neighborhood station (below left). Overall master plan (lower right).





View showing 200 new affordable housing units, plazas, public space and new infrastructure (above). Strategies for sustainable development (opposite page).

## Plan for Neighborhoods that Create Social Equity

Kigali, Rwanda

The project is a site specific neighborhood proposal for the Kimichanga area at 200 units per hectare (2.5 acres) as well as an instructional manual on hillside development for Rwanda’s Ministry of Infrastructure in Kigali and the City of Kigali. The goal is to develop a replicable neighborhood pattern based on closed-loop functioning (i.e., design for resource-challenged environments, alternative energy production, regenerative infrastructure, edible landscapes, waste recycling, etc.).

The manual-styled format aim to align holistic and agrarian development practices (Rwandans are superb farmers) with the progressive vision adopted recently by the national government’s policy outlined

in The Rwanda National Strategy on Climate Change and Low Carbon Development. The proposal illustrates scalable development starting from a 450-square meter module to complexities created among utilities (energy, food, waste, and public transit) and place-making, otherwise seen as autonomous interests. The manual has led to a project commission as well as policy shifts favoring local and vernacular technologies within the Kigali ministries of housing and infrastructure, and the United Nations unit assisting with development in Rwanda.

*\*Project completed by the Arkansas Community Design Center under the direction of Principal Jeff Huber.*

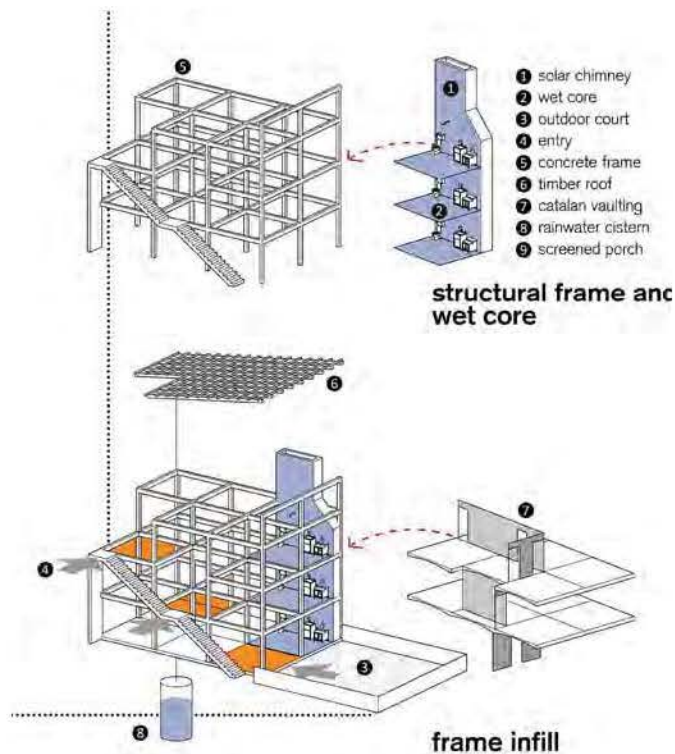
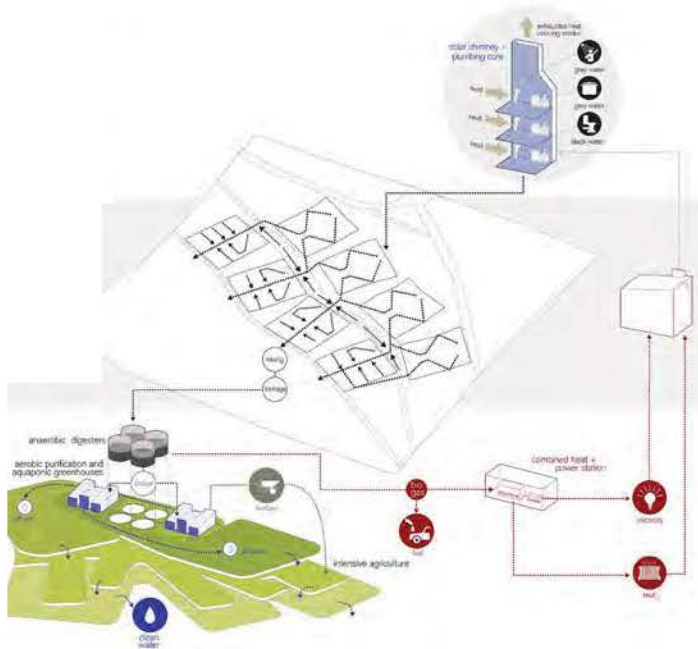
**CLIENT/OWNER**  
National Government of  
Rwanda

**TOTAL SQUARE FOOTAGE**  
30 acres

**TOTAL COST**  
\$10,000 per unit (includes  
site infrastructure and  
unit shell)

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www.brooksscarpa.com

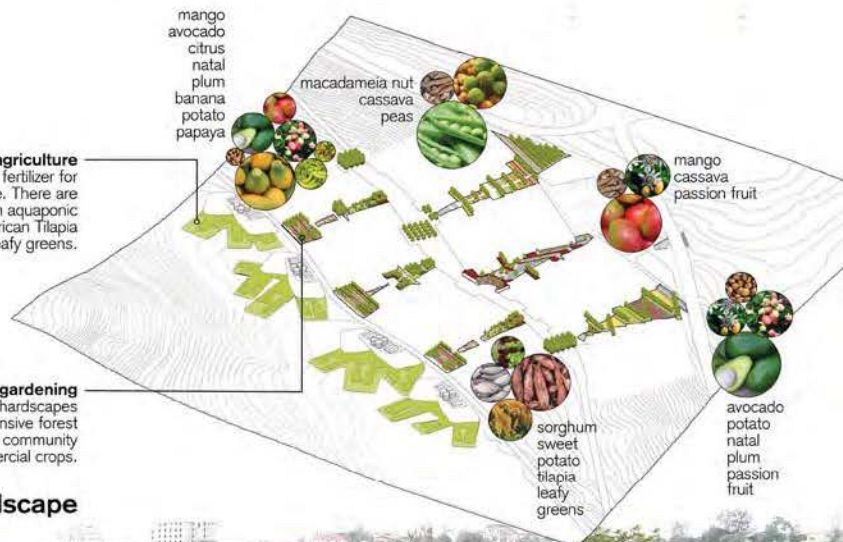
**COMPLETED**  
ongoing



**intensive agriculture**  
 Gas digesters provide fertilizer for surrounding agriculture. There are greenhouses that contain aquaponics for the growing of African Tilapia and leafy greens.

**forest gardening**  
 Terraces irrigated by runoff from hardscapes are planted with an intensive forest ecosystem that provides for both community subsistence and commercial crops.

**edible landscape**



## Property Owners

Property owners, from small-lot single-family residents to large commercial developers, constitute the largest demand market for stormwater management, and consequently wield significant influence in accomplishing a LID watershed approach. The cumulative impact of owner land management in eliminating non-point source pollution is tremendous.

Indeed, just as pollution in headwaters and small streams has a greater impact on watershed health than pollution in larger waterbodies, development impacts from individual property parcels have an equally compounding effect on watershed quality.

Property owners should understand that in LID their properties become infrastructural landscapes, serving the public interest, and are no longer just decorative spaces.

Recommended LID implementation steps for property owners include development of facultative landscapes, using native plants recommended by local nurseries and gardening experts. Other steps involve minimization of impervious surfaces, and harvesting and/or filtration of stormwater runoff from buildings. Owners involved in subdivision and campus projects should hire design and construction professionals offering with LID expertise.



### Collateral Benefits to Property Owners

- Increase in property values due to the presence of well-designed and functional landscapes that facilitate best water management practices.
- Time devoted to yard maintenance is reduced since LID landscapes achieve greater self-organization as they age, nullifying the need for continual mowing, trimming, and blowing beyond occasional pruning and sediment removal.
- Maintenance and energy costs are reduced since plant biodiversity in LID landscapes negates the need for fertilizers, herbicides, and mowing—all based on non-renewable fossil fuel inputs. Use of native xeriscapes obviates the need for continual irrigation beyond the establishment phase, lowering water bills.
- Higher aesthetic value (not to mention economic value) is derived from the changing floristic structure in native polycultural landscapes than from the monoculture of the industrialized turf lawn.

## Low Impact Development Strategies

A Manual for Municipalities, Developers and Design Professionals



The manual is the first to devise a LID Facilities Menu of the 21 recognized BMPs organized from mechanical to increased biological functioning. Menu organization also reflects gradient levels of treatment service (quality) and volume reduction service (quantity). The project team devised a transect of the six runoff treatment technologies—the building blocks for developing and retrofitting treatment networks. These tools can be used to incrementally develop context-sensitive network linkages at all scales by property owners, developers, municipalities, and regions (a Wikipedia of water management). Akin to lifestyle publications, the manual presents an accessible graphic argument,

integrating research, urban design templates, technologies, and code reform to illustrate integration of LID technology in urban design. The project team worked with the City of Fayetteville, AR to legalize LID through adoption of a LID development code—one of only a few in the country. Research content is available through government websites. More than 5000 copies of the manual have been distributed through environmental nonprofits and national bookstores.

*\*Project completed by the Arkansas Community Design Center under the direction of Principal Jeff Huber.*

**CLIENT/OWNER**  
US EPA Region 6 and  
the Arkansas Natural  
Resources Commission

**COMPLETED**  
2010

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optimal level of annual  
filtration/infiltration/treatment

location in LID network:  
downstream of filtration  
components, but upstream of  
larger detention, retention, or  
treatment facilities

scale:  
2'-8' wide with 2"-4" optimal  
water depth

management regime:  
occasional removal of trash and  
pruning of vegetation

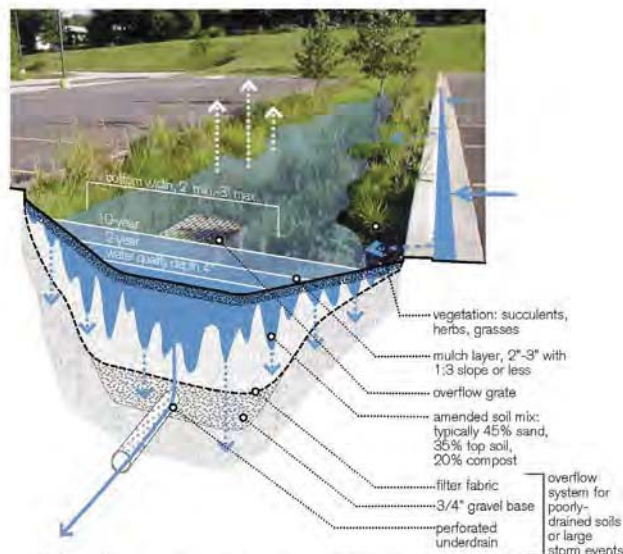


## Bioswale

A bioswale is an open, gently sloped, vegetated channel designed for treatment and conveyance of stormwater runoff.

Bioswales are a type of bioretention device in which the primary pollutant removal mechanisms are filtration by grass blades and other facultative vegetation that enhance sedimentation through adhesion of pollutants to the grass and thatch. Bioswales combine treatment and conveyance functions, reducing development costs by eliminating the need for separate conveyance systems. Their main function is to treat stormwater runoff, while the main function of rain gardens is to infiltrate runoff. Bioswales are usually located along roads, drives, or parking lots where the contributing acreage is less than five acres.

Bioswales require curb cuts, gutters or other devices that direct flow to them. They may require an underdrain where soil permeability is limited, as well as an overflow grate for larger storm events.

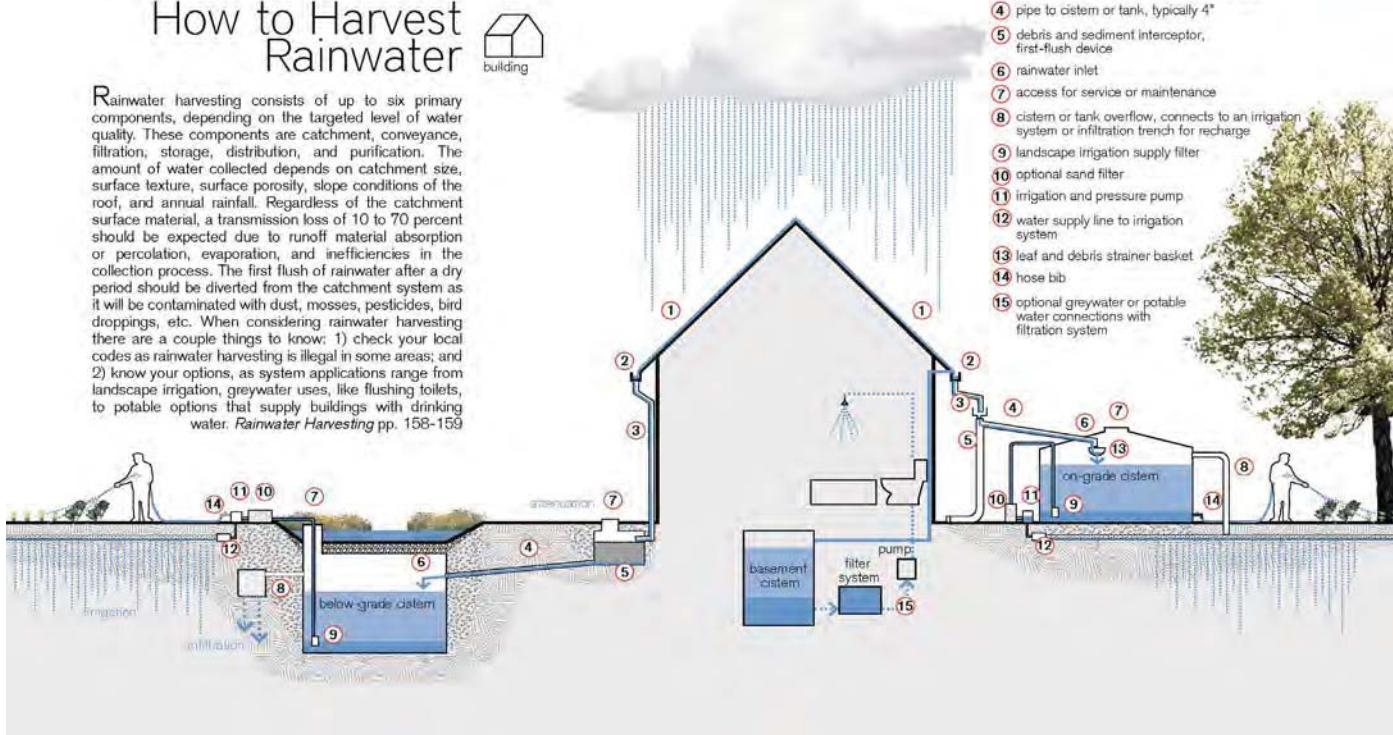


References:  
Low Impact Development Design Strategies—An Integrated Design Approach  
Low Impact Development Manual for Michigan  
Low Impact Development Technical Guidance Manual for Puget Sound  
United States Department of Housing and Urban Development  
Minnesota Urban Small Sites BMP Manual

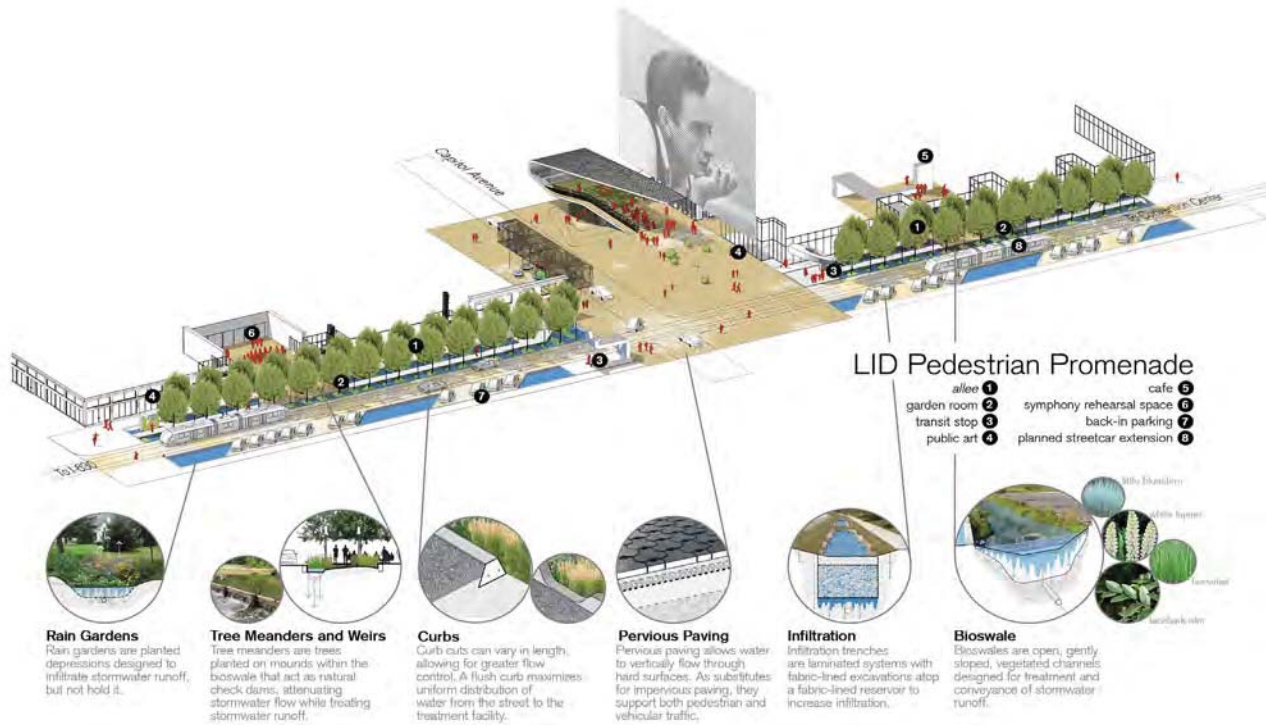
Sample pages from the comprehensive manual. Over 5000 copies have been distributed thru environmental non-profit groups and bookstores.

## How to Harvest Rainwater

Rainwater harvesting consists of up to six primary components, depending on the targeted level of water quality. These components are catchment, conveyance, filtration, storage, distribution, and purification. The amount of water collected depends on catchment size, surface texture, surface porosity, slope conditions of the roof, and annual rainfall. Regardless of the catchment surface material, a transmission loss of 10 to 70 percent should be expected due to runoff material absorption or percolation, evaporation, and inefficiencies in the collection process. The first flush of rainwater after a dry period should be diverted from the catchment system as it will be contaminated with dust, mosses, pesticides, bird droppings, etc. When considering rainwater harvesting there are a couple things to know: 1) check your local codes as rainwater harvesting is illegal in some areas; and 2) know your options, as system applications range from landscape irrigation, greywater uses, like flushing toilets, to potable options that supply buildings with drinking water. *Rainwater Harvesting* pp. 158-159



- 1 runoff collection surface
- 2 gutter with leaf screen if located adjacent to a tree
- 3 downspout with sediment trap for ground level catchment or direct to cistern or tank
- 4 pipe to cistern or tank, typically 4"
- 5 debris and sediment interceptor, first-flush device
- 6 rainwater inlet
- 7 access for service or maintenance
- 8 cistern or tank overflow, connects to an irrigation system or infiltration trench for recharge
- 9 landscape irrigation supply filter
- 10 optional sand filter
- 11 irrigation and pressure pump
- 12 water supply line to irrigation system
- 13 leaf and debris strainer basket
- 14 hose bib
- 15 optional greywater or potable water connections with filtration system



## Downtown Redevelopment Master Plan Little Rock, Arkansas

This reclamation of a neglected historic Main Street proposes a land-use mix different from Main Street’s traditional retail base. The plan provides an affordable downtown living option presently unavailable in Little Rock combining residential, office, and culture and tourism. The latter includes instruction and production space for the symphony, ballet, arts center, visual artists, theater, and dance, as well as a culinary arts economy that triangulates restaurants, demonstration, and education. The challenge involves restructuring a four-block corridor segment conceived for workaday commercial throughput to now serve 24/7 urban lifestyles with a high level of livability. This Main Street retrofit preserves 891,000 square feet of

existing space in 28 historical structures while stipulating mixed-use functions in 532,000 square feet among four new infill structures. Form-based codes and historical guidelines are politically unfeasible in this ardent property rights culture. To ensure a coherent identity among different eras of development, design solutions rely on the urbanism of streetscapes—landscape architecture, ecological engineering, public space configurations, frontage systems and other townscaping elements.

*\*Project completed by the Arkansas Community Design Center under the direction of Principal Jeff Huber.*

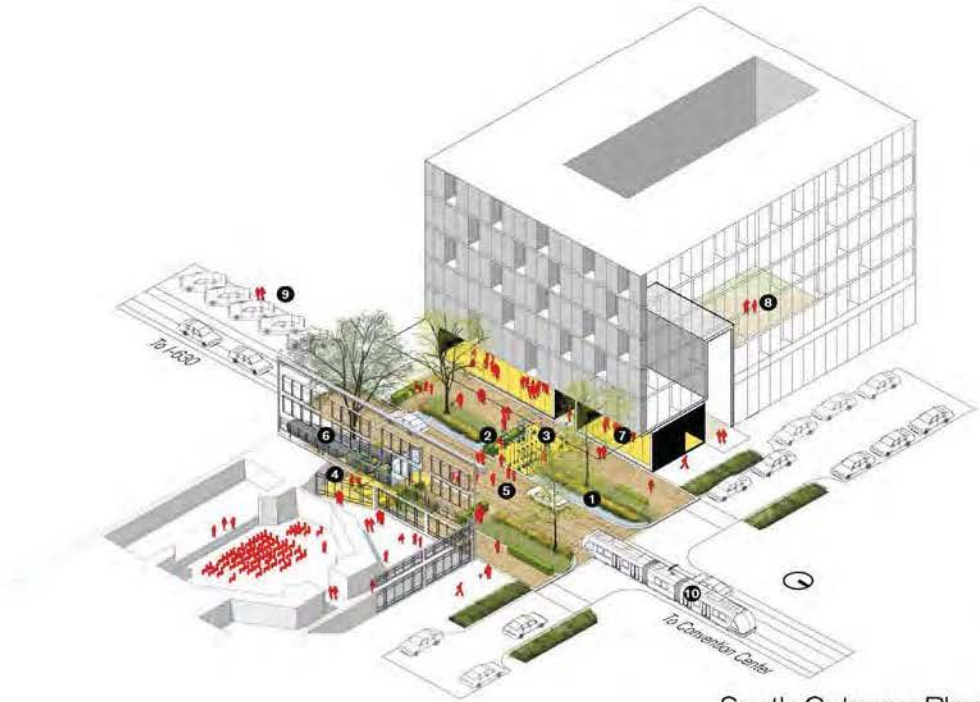
**CLIENT/OWNER**  
City of Little Rock,  
Arkansas

**TOTAL SQUARE FOOTAGE**  
Four blocks along Main  
Street (one-quarter mile  
corridor)

**TOTAL COST**  
\$5.6 million

**COMPLETED**  
2016

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Ft. Lauderdale, FL 33301  
www.brooksscarpa.com



- South Gateway Plaza**
- rain gardens 1
  - plaza seating 2
  - recycled street light garden 3
  - public art pad 4
  - continuous pedestrian table 5
  - repertory theatre marquee 6
  - art gallery boxes 7
  - atrium 8
  - back-in parking 9
  - planned streetcar extension 10





View of the new 40 acre sustainable district park.

## MacArthur Park Area Master Plan

Little Rock, Arkansas



Once connecting neighborhoods of differing character, and sponsoring more than 80 residential structures along its edges, the historic MacArthur Park at the edge of downtown Little Rock is radically underutilized as an urban neighborhood asset. Severed from its neighborhoods along two edges by interstate construction in the 1960s, this moribund 40-acre municipal park is left with only 16 residential structures along its frontage. The planning concept optimizes the park’s latent economic, environmental, and social potential through improvements to the district’s neighborhood infrastructure, enhancing the delivery of ecological and urban services. This counters the greatest ongoing threat to MacArthur

Park District’s irreplaceable legacy-incompatible low-density, suburban-type development that fails to define street edges, and is inherently cynical of the city. The planning goal is to align the park’s capacity to sponsor denser and higher quality mixed-use housing fabric throughout the district with improvements to the park grounds. Rather than treat MacArthur Park as a discrete project, planning for the district’s four neighborhoods extends the park’s landscape into a larger urban landscape network with MacArthur Park as the anchor.

*\*Project completed by the Arkansas Community Design Center under the direction of Principal Jeff Huber.*

**CLIENT/OWNER**  
City of Little Rock,  
Arkansas Parks and  
Recreation Department

**TOTAL SQUARE FOOTAGE**  
276 acres

**TOTAL COST**  
\$2.8 million

**COMPLETED**  
2013

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Ft. Lauderdale, FL 33301  
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Neighborhood and district plan (above). Neighborhood streetscape (below).





View of the re-imagines 50 block Historic Streetcar Neighborhood.

## Pettaway Neighborhood Revitalization Plan

Little Rock, Arkansas



Pettaway is a historic streetcar neighborhood organized by two complementary environments within its 50-block radius—one, a Main Street district dominated by a continually changing mixed-use commercial environment, and the other a stable residential environment dotted with churches and schools. Main Streets outside of the CBD are generally elastic commercial fabrics subject to cycles of “creative destruction” common in retail environments. However, an unproductive border vacuum between Main Street and its residential fabric undermines both. The planning approach is both responsive to residents who are generally comfortable with the neighborhood despite needed

infrastructure improvements, and those who want to fulfill Main Street’s potential through infill development and public transit. Like in acupuncture, the design objective is to optimize system-wide functioning through limited but strategic interventions that normalize relationships throughout the neighborhood. The neighborhood’s median annual household income is \$21,000, limiting available resources for improvements. The plan’s scope encompasses improvements for seven streets out of the neighborhood’s 24 total streets along a designated Redevelopment Loop.

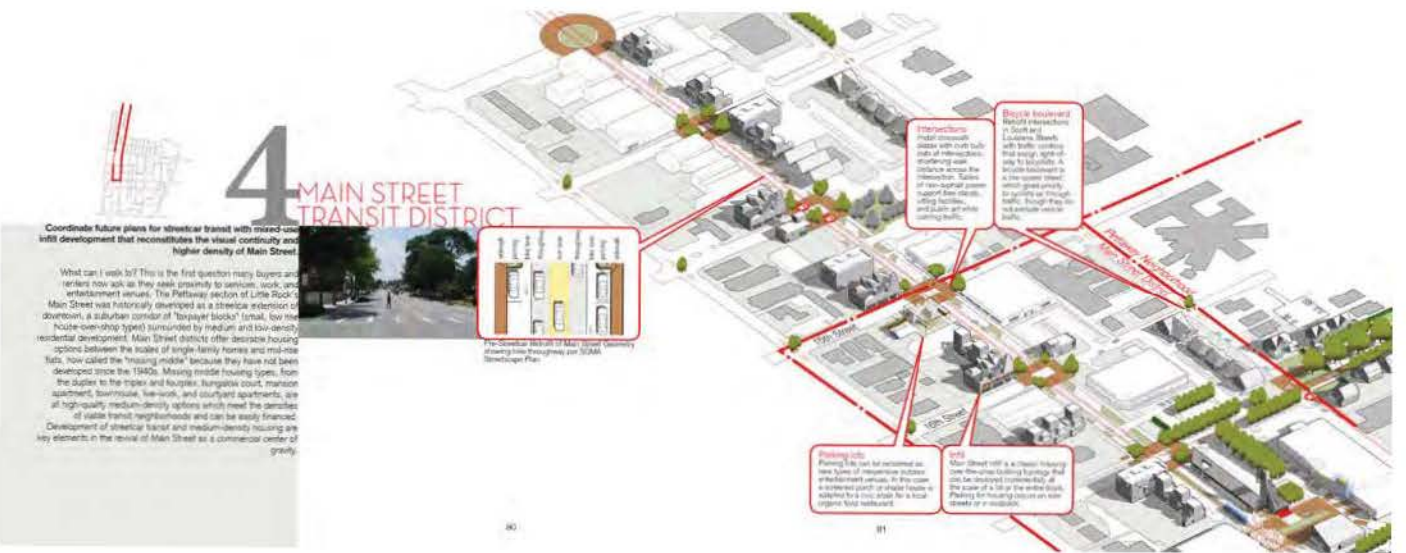
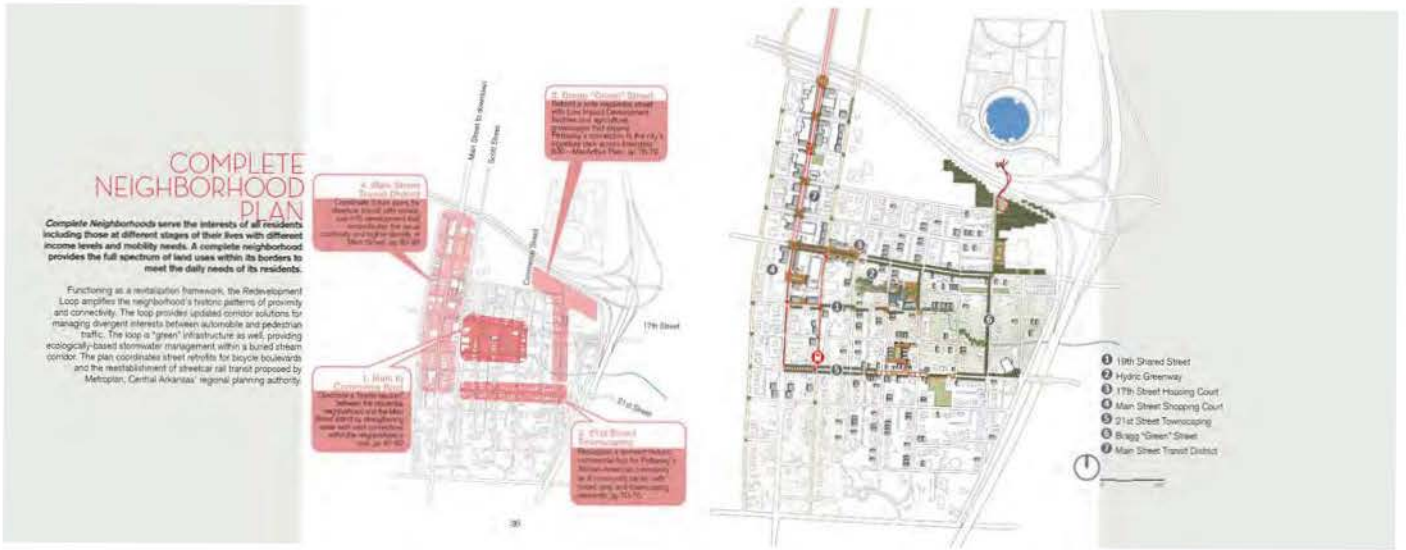
*\*Project completed by the Arkansas Community Design Center under the direction of Principal Jeff Huber.*

**CLIENT/OWNER**  
Downtown Little Rock  
Community Development  
Corporation

**TOTAL SQUARE FOOTAGE**  
210 acres

**COMPLETED**  
2013

**CONTACT**  
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*View of the new downtown Arts Plaza*

## West Avenue Arts District Vision Plan

Fayetteville, Arkansas



Beyond simple infill development, housing serves as a place-making tool to anchor a nascent downtown arts district for Fayetteville, AR—a college town of 73,000. The arts district master plan improves the context around the Walton Arts Center (WAC) and the Nadine Baum Studios by retrofitting the automobile-dominated environment that both facilities have produced. While the project is challenged to accommodate event parking and large-scale festivals, housing is being developed for mixed income populations, including live-work units for artists, who desire urban lifestyles. Since the city and its chamber of commerce control development for this site, the four approaches shape public policy, incentives,

and expectations for developing mixed-use urban housing in a community otherwise dominated by suburban residential products. Rated from easy to ambitious, each of the four frameworks integrates new public and semi-private open space, parking, streetscapes, and multi-family housing in tandem with renovations to WAC underway, including structured parking. A developer team will be selected shortly to carry out one of the proposals.

*\*Project completed by the Arkansas Community Design Center under the direction of Principal Jeff Huber.*

**CLIENT/OWNER**  
City of Fayetteville,  
Arkansas

**TOTAL SQUARE FOOTAGE**  
3 acres

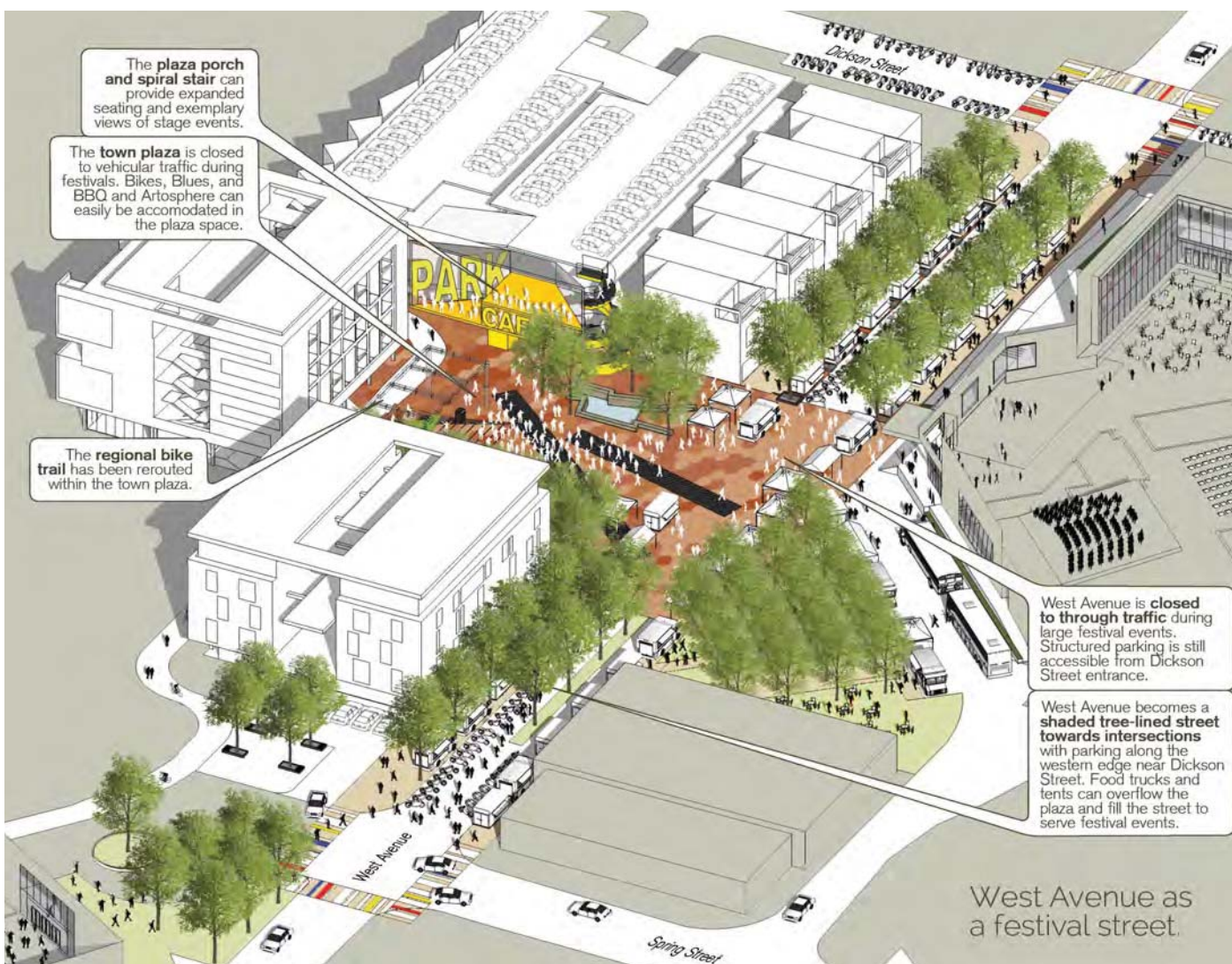
**TOTAL COST**  
\$20 million

**COMPLETED**  
2018

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View along West Ave pedestrian corridor (above), Downtown Arts Park (below).



The plaza porch and spiral stair can provide expanded seating and exemplary views of stage events.

The town plaza is closed to vehicular traffic during festivals. Bikes, Blues, and BBQ and Artosphere can easily be accommodated in the plaza space.

The regional bike trail has been rerouted within the town plaza.

West Avenue is closed to through traffic during large festival events. Structured parking is still accessible from Dickson Street entrance.

West Avenue becomes a shaded tree-lined street towards intersections with parking along the western edge near Dickson Street. Food trucks and tents can overflow the plaza and fill the street to serve festival events.

West Avenue as a festival street.

AT SB ARCHITECTS, OUR ARCHITECTS  
AND INDUSTRY EXPERTS DESIGN  
SOLUTIONS TO THE GREATEST  
CHALLENGES FACING OUR CLIENTS  
AND COMMUNITIES.

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## The SB Architects Practice

SB Architects is widely known for its architectural work in the hospitality, mixed-use, urban design and residential space. Since 1960, the firm has promoted sustainable communities and iconic brands, both locally and globally. With offices in San Francisco, Miami and Hong Kong, we provide responsive, creative and tailored experiences and the technical capabilities to successfully deliver projects of all scales from initial concept through construction. Everything we do is informed by principles which are inspired by timeless values and a commitment to our craft. Our approach is founded on a commitment to design excellence and is characterized by a collaborative dialogue between the client and design partners. In the design process, the site, the regional architectural history, culture, and traditions are equally important. Whether the eventual design solution is traditional or contemporary, it should be culturally and contextually relevant. At the cornerstone of our design philosophy is a focus on collaboration with an openness to new ideas and creative interpretation.

*We believe that hospitality is founded on the cultivation of strong relationships with each other, our clients, our partners, and our communities. Architecture is not only about buildings, design, products, standards, and efficiencies – it is about people. It is the very heart of hospitality, as people are the very center of our business.*



## The SB Process and Methodology

We believe the best architecture comes from a synthesis of all the elements that separately comprise and inform the character of a building: the structure that holds it up; the services that allow it to function; the quality of natural light; the symbolism of the form; the relationship of the building to the skyline or the streetscape; the way you move through or around it; and last but not least its ability to elevate the experience of its users. This experienced team is curated for each project to ensure completion on time and within budget. Our principal-led teams provide the personalized service of a boutique studio, with the resources and multi-disciplinary expertise of an international firm. The team and our process play a vital role throughout the design and construction phases, from programming to document control.

Central to our ethos is an appetite for discovery and understanding. Our design process begins with a design charrette – an active, fluid give-and-take dialogue between all project stakeholders and the design team. As this process unfolds, we identify your overall needs and translate them into a design response that establishes the building as an inspiring and integral part of the business at hand. We realize the relationship between the built and natural environments is unique to each site and situation. We structure work plans that vary in intensity and activity levels in accordance with the schedule and timeframe of the project from design through occupancy. As stewards of the team's shared vision for the project, we guide that vision through the design process as we address challenges, take advantage of opportunities and meet the needs of the project program. Whether we are providing full architectural services or teaming with an architect-of-record half-way around the world, the relationships, trust, and dialogue we establish within our design team allow us to shepherd each project through to completion successfully. Beyond traditional architectural services, SB Architects provides state-of-the-art programming analysis, master planning and design standards assistance to developers, owners, and operators.



# Every design process needs to start somewhere.

Most architects begin with a site visit and many - if not most - conduct a “charette” - an on-site working session between designer and client to work through challenges and opportunities, with the goal of arriving at an initial design vision that can be shared by all. Good stuff.

## **We do it a little differently.**

**We take a step back.** We dig a little deeper. We go a little further. We invest a little more.

**We think of it as an excavation.** We focus on team, relationship, mutual understanding, and a deep, shared passion for the brand message. Every site, every project, every person, every journey has a story. This story is the first thing we want to unearth.

Developing a destination - whether it is a resort on a far-flung island or a highrise apartment project in the heart of the city - is about creating the story of the place and the people who will inhabit it.



# Here's how we go about it.

**We create and nurture relationships.** Nothing kills a project faster than a team that isn't fully invested in the project, and in each other. We set off, from the outset, to build strong bond amongst our team, based on mutual respect, friendship, shared passion and a strong framework for communication. If our team isn't enjoying the process of making a project happen, we are all doing something wrong.

**We put our pencils down.** Our first meetings are deep dives into the ethos of the brand, the profile of the people who will inhabit our project, the stories they will tell, the memories they will take away. In this way, we can begin to understand the experience and journey we will create, and the best way to get there. Only once we fully understand the essence of the experience as a team do we start to think about architecture.

The heart of our office is an open space we (half) jokingly call the incubator. Lined with wood, steel and hundreds of magnets to pin up words, images, notes and anything else we can think of, it is where the deep dive happens. Our work there is informal but passionate, relaxed but focused, and above all it is fun. We begin the process as a group of people gathered together: client, architect, planner, consultants, possibly others. We emerge as a team.



**We understand the people who will inhabit our projects.** Our work is about people, and their experience of place. The tool we use to enable that experience is architecture. Our next step is to fully understand the people who will inhabit the place we are about to create. We work with the development team to create user profiles, essentially creating a cast of characters for the play we will produce together.

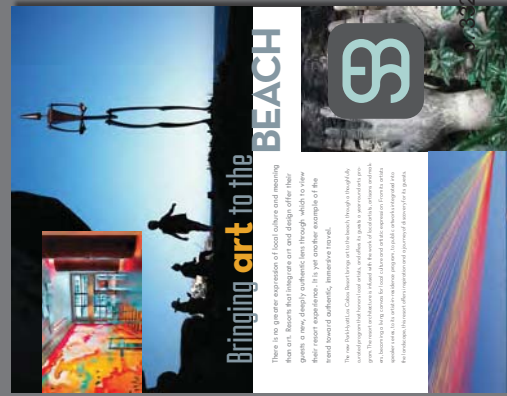
**We do our homework.** We learn about the site, its history - both recent and distant, the culture of the place - artwork, artists, agriculture, music, traditions, and people. We simply cannot create a sense of place without a thorough understanding of these things. We also need to understand the surrounding community's vision for the future, so that we can craft a place that fits that vision. Lastly, we need understand the architectural traditions that have come before - not to follow them, but to incorporate them into our understanding of exactly what will be right for this place right now and moving forward. Whether the end result is traditional or entirely contemporary, an understanding of context is essential.

**Now we pick up our pencils.** Pencils out, (yes, we still use them occasionally), we visit the site, walk the land, set up tables, sketch on the fly. Because we are a team, with a shared sense of purpose, the journey toward a vision is engaging and efficient. We are ready to create the architectural concept for the project.



# Envisioning the Finished Project

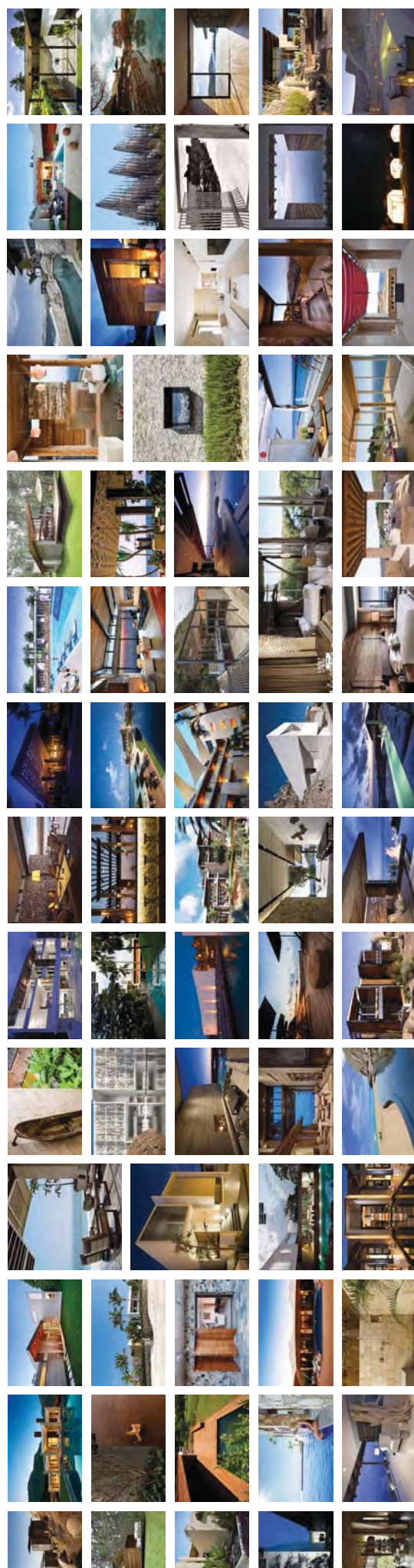
Through a variety of techniques such as this one, where we took several different potential design directions and envisioned what the built environment would be like in the form of magazine cover features, we allow the client team to imagine what their project wants to be.



# Dot Polling

Words and phrases can evoke the personality of the proposed project. Images from the built environment can help define a design direction. During our initial meetings we ask the development team members to place adhesive dots on images and words that resonate the most with them, helping to establish a shared language for the vision we are working toward.

|                                |                         |  |   |
|--------------------------------|-------------------------|--|---|
| IMMERSIVE                      | REFRESHING              | PURPOSEFUL                                 | BURNING MAN AT THE BEACH                        |
| DISTINCTIVE                    | CRAFTED                 | HONEST DESIGN                              | CULTURAL EXPERIENCE                             |
| CULTURED                       | PASSIVE BUILDING ART    | ARTISAN                                    | ADVENTURE                                       |
| TIMELESS                       | DEEP BREATH             | BOLD SIMPLICITY                            | ACTIVE  |
| SOPHISTICATED                  | LUXURY COMES NATURALLY  | POWERFUL                                   | CULINARY  |
| DISCOVERY                      | MEMBER COMMUNITY        | DE-CONSTRUCTING THE RESORT EXPERIENCE      | 'PERSONALIZED EXPERIENCE, BEYOND THE EXPECTED.' |
| LIVING CANVAS                  | BESPOKE SERVICE         | TURNING THE RESORT EXPERIENCE 'INSIDE-OUT' | 'A STEP BEYOND THE TRADITIONAL'                 |
| INTIMATE                       | INVITATION TO THE RANCH | ART IN ARCHITECTURE                        | CONNECTIVITY                                    |
| PERSONABLE                     | TOES IN THE SAND        | INFUSED (ART & DESIGN)                     | 'STORY TELLING'                                 |
| CURATED / CRAFTED EXPERIENCES  | BAREFOOT LUXURY         | INSPIRATIONAL                              | MUSIC   |
| RE-CONNECT                     | PAMPERED                | VIBRANT                                    | AUTHENTIC                                       |
| LOCAL FABRIC (BE APART OF IT!) | RELAXATION              | UNEXPECTED                                 | HONEST  |
| MEMORIES                       | NEW CABO MODERN         | 'LOOKING AT SOMETHING IN A DIFFERENT WAY.' | LOVING / CARING                                 |
| JOURNEY OF DISCOVERY           | CLEAN                   |  |   |



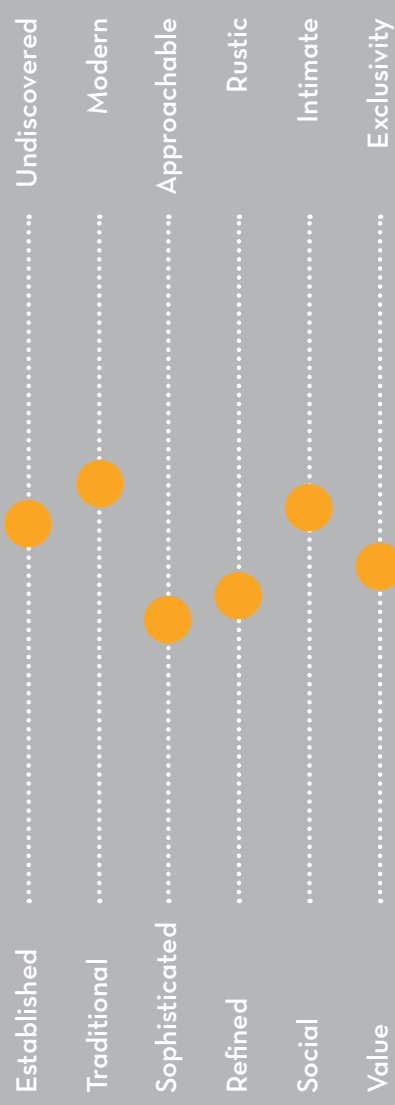


# Branding Exercises

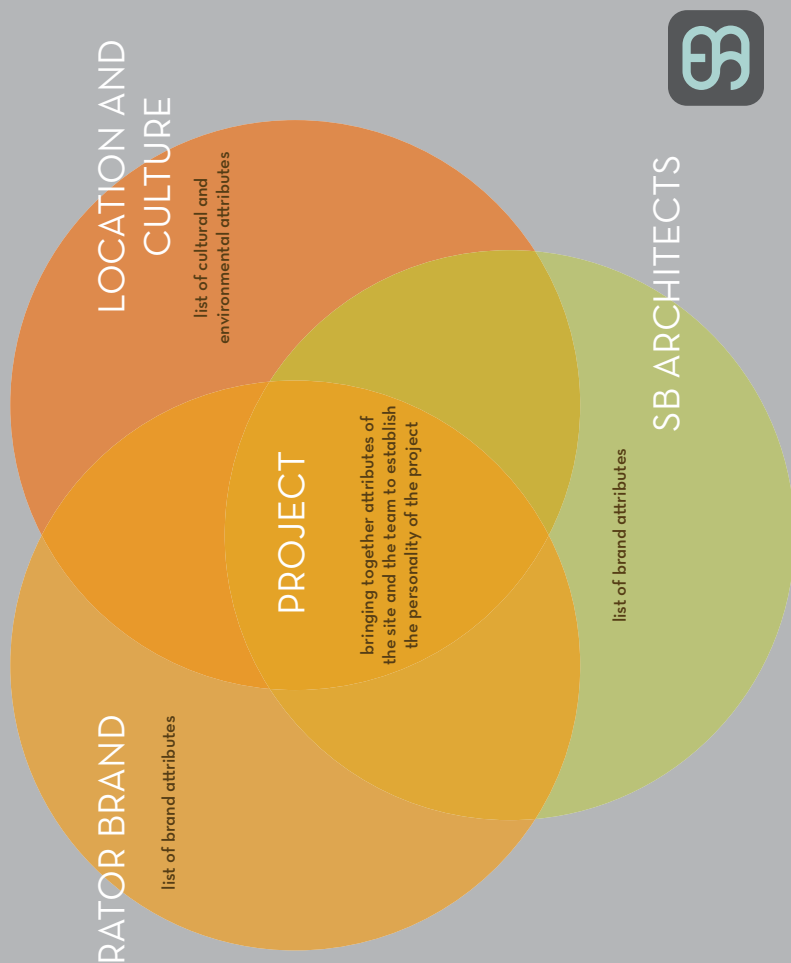
These initial meetings may include a variety of exercises, designed to further advance the ethos of the proposed project.

We take a look at the Project DNA. By subtly tipping the scale between two divergent concepts, we can start to fine tune the personality of place.

We study where the Brand Identities converge. By taking a close look at the brand identity of the team, site, culture and project, we can see where the convergence lies. This allows us to start to establish the project's strongest attributes based on the personality of the operator brand, the location and culture, and what SB Architects brings to the table.



## CONVERGENCE OF BRAND IDENTITIES



# Brand Partners



## WORKSHOP TECHNIQUES

# User Profiles

We design for people. Understanding the types of people who will be living in, or visiting, our project is a critical element of our process. To help the team truly understand this cast of characters, we develop user profiles to deepen the team's mutual understanding of the people we are designing for, the atmosphere they seek, and the experiences they crave. This enables us to step in their shoes at any time, throughout the design process, and view our design decisions through their eyes. We believe that this makes us all better decision-makers, and better designers.

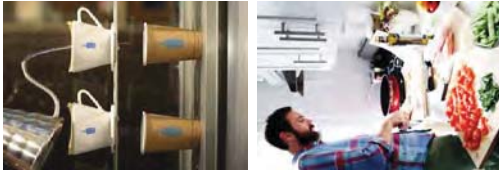


Broward County Board of County Commissioners

### THE TECHY



- self assured
- a foodie
- spontaneous
- adventurous

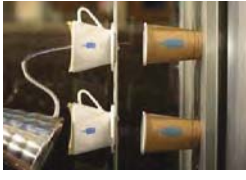
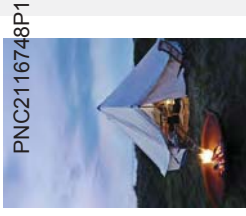


### lifestyle



707  
LEAHY

RESIDENT PROFILES | Progress | August 26, 2015



PNC2116748P1



### THE PIED-À-TERRÉ DWELLER



- established
- philanthropist
- urban pursuits
- relaxed

adSync



### lifestyle



707  
LEAHY

8/1/2018

RESIDENT PROFILES | Progress | August 26, 2015

337

# Mixed-Use

AT SB ARCHITECTS, OUR ARCHITECTS  
AND INDUSTRY EXPERTS DESIGN  
SOLUTIONS TO THE GREATEST  
CHALLENGES FACING OUR CLIENTS  
AND COMMUNITIES.

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## The SB Architects Practice

SB Architects is widely known for its architectural work in the hospitality, mixed-use, urban design and residential space. Since 1960, the firm has promoted sustainable communities and iconic brands, both locally and globally. With offices in San Francisco, Miami and Hong Kong, we provide responsive, creative and tailored experiences and the technical capabilities to successfully deliver projects of all scales from initial concept through construction. Everything we do is informed by principles which are inspired by timeless values and a commitment to our craft. Our approach is founded on a commitment to design excellence and is characterized by a collaborative dialogue between the client and design partners. In the design process, the site, the regional architectural history, culture, and traditions are equally important. Whether the eventual design solution is traditional or contemporary, it should be culturally and contextually relevant. At the cornerstone of our design philosophy is a focus on collaboration with an openness to new ideas and creative interpretation.

*We believe that hospitality is founded on the cultivation of strong relationships with each other, our clients, our partners, and our communities. Architecture is not only about buildings, design, products, standards, and efficiencies – it is about people. It is the very heart of hospitality, as people are the very center of our business.*



## The SB Process and Methodology

We believe the best architecture comes from a synthesis of all the elements that separately comprise and inform the character of a building: the structure that holds it up; the services that allow it to function; the quality of natural light; the symbolism of the form; the relationship of the building to the skyline or the streetscape; the way you move through or around it; and last but not least its ability to elevate the experience of its users. This experienced team is curated for each project to ensure completion on time and within budget. Our principal-led teams provide the personalized service of a boutique studio, with the resources and multi-disciplinary expertise of an international firm. The team and our process play a vital role throughout the design and construction phases, from programming to document control.

Central to our ethos is an appetite for discovery and understanding. Our design process begins with a design charrette – an active, fluid give-and-take dialogue between all project stakeholders and the design team. As this process unfolds, we identify your overall needs and translate them into a design response that establishes the building as an inspiring and integral part of the business at hand. We realize the relationship between the built and natural environments is unique to each site and situation. We structure work plans that vary in intensity and activity levels in accordance with the schedule and timeframe of the project from design through occupancy. As stewards of the team's shared vision for the project, we guide that vision through the design process as we address challenges, take advantage of opportunities and meet the needs of the project program. Whether we are providing full architectural services or teaming with an architect-of-record half-way around the world, the relationships, trust, and dialogue we establish within our design team allow us to shepherd each project through to completion successfully. Beyond traditional architectural services, SB Architects provides state-of-the-art programming analysis, master planning and branding services to developers, owners, and operators.





## Our Leadership

**Bruce A. Wright**  
SENIOR VICE PRESIDENT

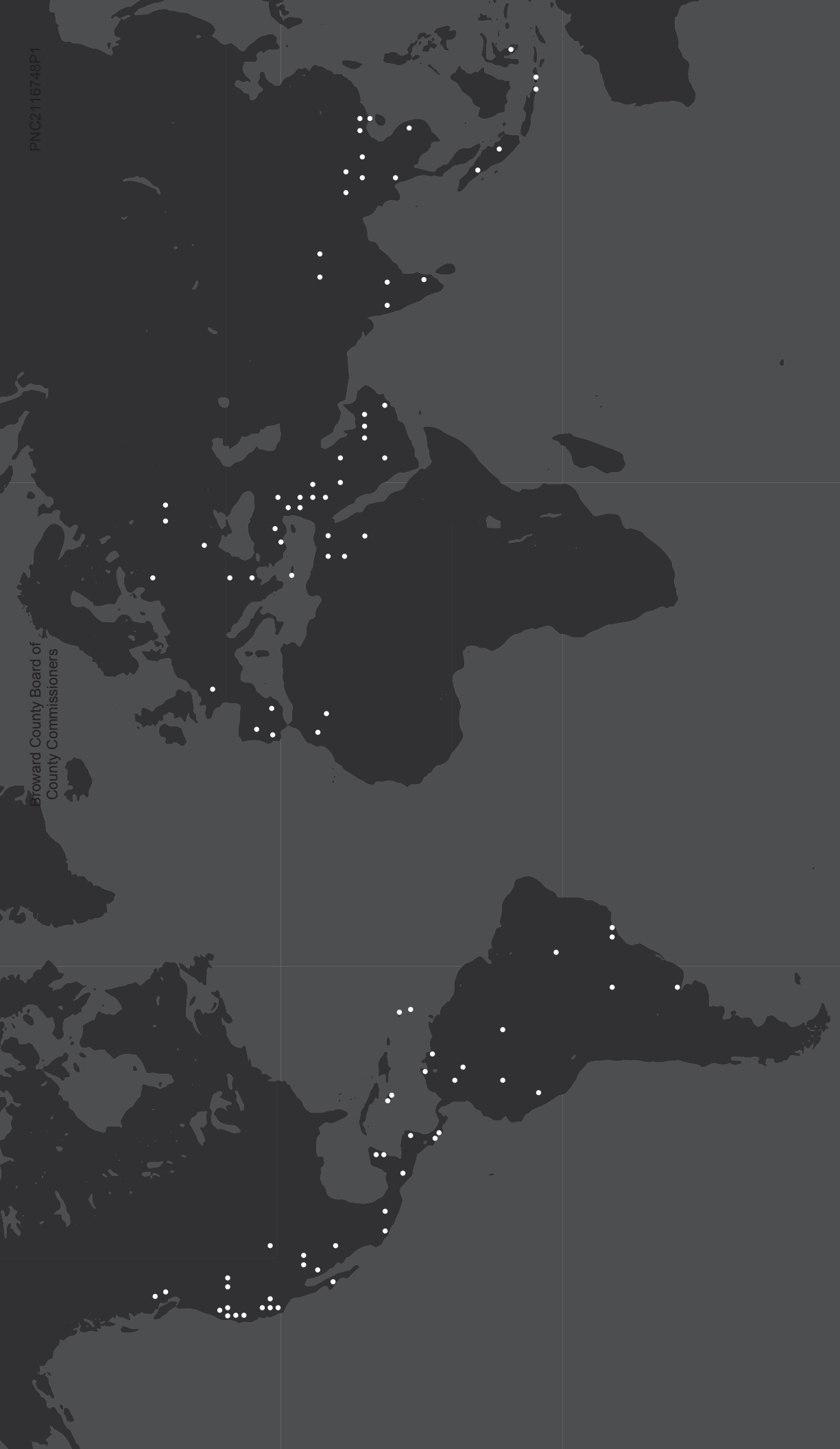
**Scott A. Lee**  
PRESIDENT

**Mark Sopp**  
SENIOR VICE PRESIDENT

**Emilio Perez**  
VICE PRESIDENT

**Jorey Friedman**  
VICE PRESIDENT





## Experience With a Global Perspective

We have offices strategically located around the world to offer the best intellectual capital and resources for your project.

San Francisco | Miami | Hong Kong | Ho Chi Minh

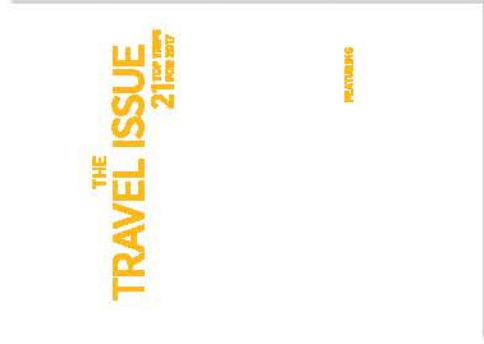
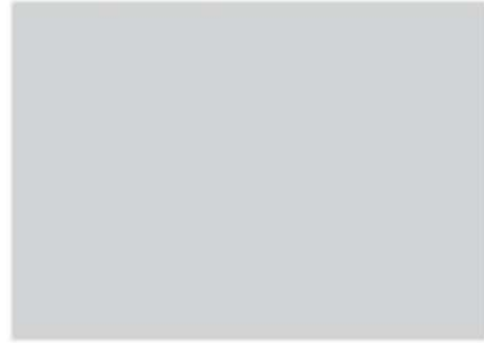
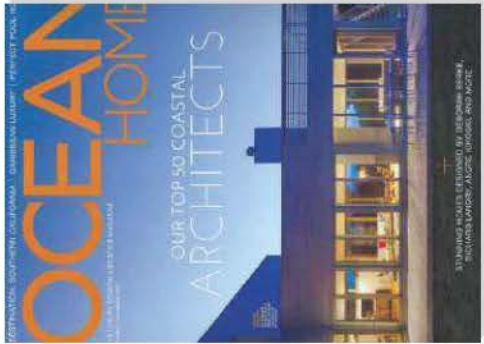
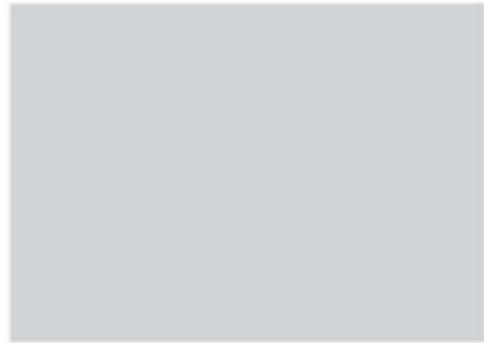
# Brand Partners

Broward County Board of  
County Commissioners

PNC2116748P1



# Media Coverage



▶ [CLICK HERE FOR FULL MEDIA COVERAGE](#)



## MIAMI DESIGN DISTRICT

### MIAMI, FLORIDA

SB Architects and DACRA partnered to transform the once gritty Miami neighborhood into a glamorous international luxury shopping destination. The site encompasses a four-block pedestrian promenade anchored by two department stores, with rooftop gardens and mature shade trees lining the streets. A boutique hotel, condominium tower, and five parking garages are also planned for the area, which will be dotted with cafes and tree-shaded plazas. Before it is all done, 300 native trees, including Florida Mahogany and Gumbo Limbo, will be planted to enhance the neighborhood, whose centerpiece will be a 30-foot-wide pedestrian mall running north and south from 38th to 42nd Streets. Public art pieces will also be on display, including Buckminster Fuller's 24-foot Fly's Eye Dome, which is installed at the district's Palm Court.

#### CLIENT

Dacra

#### PROJECT TYPE

Urban Mixed-Use

#### PROJECT SIZE

Two City Blocks

#### COMPONENTS

Boutique Hotel

Retail

Restaurants











## SANTANA ROW

SAN JOSE, CALIFORNIA

One of the leading examples of the urban mixed-use project type in the country, this project replaces an aging single-story mall, (with 100% surface parking), with a densely designed, multi-story mixed-use community that incorporates all of its parking needs within the new structures. On the podiums of Buildings 7 and 8, interior streets provide access to flats and direct-entry townhouses (each with its own garage), creating real neighborhoods above street level. The main street is highlighted by a median park and lined with ground-floor retail, restaurants and public gathering places, which invoke the impression of an urban district that has developed over time. San Jose Mercury News architecture critic Alan Hess commented, "Santana Row shows the extraordinary value added by good design..."

### CLIENT

Federal Realty Investment Trust

### PROJECT TYPE

Urban Mixed-Use

### PROJECT SIZE

3.3 Acres

### COMPONENTS

291 Residences  
128,000 SF Retail & Restaurants  
5,200 SF Fitness Center  
Business Center/Concierge Center







## WEST FARM

OMAHA, NEBRASKA

Considered a focal point for the prosperity and continued growth of Omaha, West Farm is poised to become one of the top destinations for residents, businesses and visitors alike. Fostering the growth of multiple scales along a gradient between public and private volumes, WestFarm successfully integrates residential living into a busy commercial setting. This complex project will feature live/work dwellings, a hotel, creative offices, retail, and gathering spaces. SB Architects' design supports a multi-faceted, locally-inspired development that respects and builds on the area's cultural atmosphere. Within a dense urban area, West Farm offers increased public access to nature with park greens, vibrant courtyards and a plaza at the heart of the complex that connects to retail and restaurant pathways.

### CLIENT

Noddle Companies

### PROJECT TYPE

Urban Mixed-Use

### COMPONENTS

293,920 SF Retail and Restaurants

114,720 SF Office Space

929 Residential Units

300-key Hotel











## FIVEPOINT WELCOME CENTER

IRVINE, CALIFORNIA

Pavilion Park underscores FivePoint Communities' commitment to create innovative and livable neighborhoods with a unique combination of sustainable building techniques, architectural diversity and features that encourage people of all ages and walks of life to connect with each other and nature. A multi-use clubhouse and outdoor kitchen acts as a venue for wine tastings and cooking demonstrations. A greenhouse and community garden provides a backdrop for gardening demonstrations and the promotion of a farm-to-table lifestyle. And a bike barn serves as a resource for community bike sharing.













## ESPLANADE AT AVENTURA

AVENTURA, FLORIDA

This project re-envisioned a property that currently holds a Sears full-line store, Sears Auto Center and adjacent surface parking. The new plan, submitted to the city of Aventura in November 2014, is a contemporary open-air collection of shops and restaurants. The new plan creates a vibrant outdoor shopping and entertainment village that will complement the existing Aventura Mall - one of the most successful in the nation - directly adjacent to the property, yet provide its own unique destination. Explanade is an example of Sears Holdings' strategy of re-purposing existing real estate assets, transforming one of the largest retail real estate portfolios in the United States.

### CLIENT

Sears Holdings

### PROJECT TYPE

Mixed-use Redevelopment

### COMPONENTS

250,000 - 350,000 SF Retail and Dining  
Structured Parking







## **SOUTH FLORIDA TOWN CENTER**

### **SOUTH FLORIDA**

This is a repositioning of an existing retail asset utilizing a plot of land adjacent to an established mall, this project introduces a vibrant lifestyle center to an existing traditional mall environment. This 19 acre site consists of flagship retail, a variety of unique shopping and dining experiences, two 10-story multi-family apartment towers, with 360 residential units and lends itself to increased pedestrian walkability at Florida Town Center. Esplanade is an example of re-purposing existing real estate assets, transforming one of the largest retail real estate portfolios in the United States.

### **PROJECT TYPE** Urban Mixed-Use

### **PROJECT COMPONENTS**

- 122,000 SF Flagship Retail
- 46,000 SF Small Retail
- 53,000 SF Food & Beverage
- 19,000 SF Office
- 1,100 Structured Parking Spaces
- 330 Surface Parking Spaces
- 2 Highrise Multi-Family Towers
- 360 Residential Units





## PARK CITY ART DISTRICT

PARK CITY, UTAH

Set within the destination ski resort of the Canyons area north of Park City, the project aims to provide a luxury experience through boutique hotel offerings, branded residences, retail, a contemporary art museum, and a cultural film center. The village is spread over two parcels, bridged together with a landscaped pathway. Rotating exhibits will be curated throughout the sculpture gardens as well as the galleries, ensuring people are always exposed to new art pieces from the most current contemporary artists. artists.

### CLIENT

Columbus Pacific

### PROJECT TYPE

Mixed-Use

### PROJECT SIZE

850,000 SF

### PROJECT COMPONENTS

AMC Cinema

Retail Canyon

Ski-In Valet

Boutique Hotel

Branded Residences

Offices

Art Museum











## USC VILLAGE

LOS ANGELES, CALIFORNIA

SB Architects was chosen to redevelop a large site across the street from the University of Southern California campus into an urban mixed-use village. With its primary entrance on one of the campus's most prominent intersections, the design philosophy for this dense, infill project is to create a true residential neighborhood for students, faculty, and the surrounding community. The goal is to use the architecture and public spaces to form a unique village character, while acknowledging the project's very urban surroundings. The plan is organized along the village's pedestrian-oriented main street, which cuts through the center of the project and provides a shared public space at street level, and from the housing above.

### CLIENT

USC / Caruso Affiliated

### PROJECT TYPE

Urban Mixed-Use

### PROJECT SIZE

35 Acres

### COMPONENTS

2,612 Student & Faculty Housing Units

150-Key Hotel (157,000 SF)

325,000 SF Retail

300,000 SF Office/Academic/Campus Svcs.

2,841 Structured Parking Spaces









## UNIVERSITY VILLAGE

BOCA RATON, FLORIDA

The master plan for this nearly 80-acre parcel creates a textbook mixed-use community in the heart of Boca Raton. Slated for the site, adjacent to the Florida Atlantic University campus, are 829 residential units, 170,000 square feet of retail and about 72,000 square feet of office and civic spaces. The residential component is made up of senior living alternatives, loft-style housing for Millennials, and detached homes for families, drawing a vastly diverse demographic to the community. Ground level shopping and dining establishments include an anchor grocery store. A 185-room hotel rounds out the master plan, which also includes a transfer point for shuttles to public transit. Designed to be very pedestrian in nature, the plan includes a system of trails and bicycle-specific features.

### CLIENT

Penn-Florida

### PROJECT TYPE

Mixed-use Community

### COMPONENTS

829 Residential Units

170,000 SF Retail

72,000 SF Office/Civic Space

185-Room Hotel







## GHAF HILLS

### DUBAI

This 6-hectare lakefront site presents long-term development opportunities as the demand for forward-thinking, environmentally advanced, and wellness-based communities continue to expand. The intent is to create a polyvalent layout that accommodates different market needs. A dramatic entry feature and broad boulevard identify the development's primary entrance. Numerous landmarks carefully placed on axis with the main entry boulevard organize the site with recognizable and evocative icons, telling a visual story of the journey through Ghaf Hills. A pedestrian promenade navigates through the resort capturing a diverse range of outdoor experiences and connecting the resort's most dramatic points within a distinct hospitality and residential infrastructure.

### CLIENT

Majid Al Futtaim Properties LLC

### PROJECT TYPE

Mixed-Use

### COMPONENTS

Retail and Restaurants

Residential Units

50-key Hotel and Spa

Experience Center and Mosque

Urban Gardens and Waterfront Promenade







## TOWN CENTER

### SOUTH FLORIDA

Despite a surplus in U.S. retail space, some developers are building more, just not in the form of malls. The target clientele: discerning professionals in pursuit of integrated pedestrian-focused developments that have all the urban trappings. This town center mixed-use development will transform an underperforming retail center into a vibrant lifestyle destination. The 23.5-acre site will include a residential program connected by commercial, retail, and hospitality venues. Envisioned as an upscale urban neighborhood, with a charming main street and central courtyard, this project is deemed a smart growth strategy for the city. Best in class retail, entertainment and restaurant concepts and consumers alike are seeking out engaging and interactive environments that emphasize the experience and captivate shoppers with food and fun, foster community connections and elevate curb appeal.

CLIENT  
Witkoff

PROJECT TYPE  
Mixed-Use

COMPONENTS  
800-Residential Units  
170-Key Hotel  
158,800 sq ft Retail Space  
121,600 sq ft Office Space



## **BAHIA MAR**

FT. LAUDERDALE, FLORIDA

Bahia Mar is a proposed new waterfront neighborhood built on the history and success of the Fort Lauderdale International Boat Show and Bahia Mar Yachting Center. The site's location on the Intracoastal waterway and the access from Fort Lauderdale Beach Park and the Atlantic Ocean are a unique opportunity to create a destination for locals and visitors alike. The project will create a premier destination waterfront district for visitors, residents and the boating community. The mixed-use development will include hundreds of residential units, restaurants and retailers, a hotel and office space.

PROJECT TYPE  
**Urban Mixed-Use**



## RIVERWALK MIXED-USE

SAN DIEGO, CALIFORNIA

An ambitious plan to overhaul Mission Valley's Riverwalk golf course into a 4,300-unit housing development, with a new trolley station, a massive river park and 1 million square feet of office space. At 200 acres, it's one of the biggest redevelopment projects in central San Diego. The look of the new development would be contemporary with old-world touches, officials said. Exposed brick, wood and steel beams are planned to add an authentic feel. Designers researched the look of old train stations around the region when envisioning an indoor-outdoor public space as part of a new trolley stop there.

### CLIENT

Hines

### PROJECT TYPE

Mixed-Use

### PROJECT SIZE

200 Acres

### COMPONENTS

West Commons - Residential

Riverwalk Central - Neighborhood Retail, Residential, F&B

Gateway Loop - Market Hall, Office, Retail

Innovation Park - Office

Riverwalk Resort - Hotel and Clubhouse

Parks



## ROSEWOOD AT BAHAMAR

### NASSAU, THE BAHAMAS

A new destination is unfolding and is tailored to the perfect blend of bliss and play, chill and thrill, nature and nourish. Designed for the spectacular this master-planned resort is a tantalizing collection of three celebrated hotels, tantalizing lounges, bars, and restaurants, a Jack Nicklaus Signature golf course, an ESPA spa, luxury shopping and stunning ocean view casino. SB Architects' inspired pier restaurant at Rosewood Baha Mar is a contemporary interpretation of the St. Tropez lifestyle and a Bahamian beach cottage. The design fuses traditional details with a modern approach, creating a new haute restaurant like no other in the Bahamas. The Pier Restaurant sits directly on the beach at the crux of where Phase 1 meets Phase 2. The restaurant is two stories with different dining options on each level. The restaurant on the lower level will be a design icon with sleek and sultry interiors in a unique fine dining setting. Relax and unwind at this breezy, open-walled eatery on the upper level. The total square footage (AC) of both levels, including back-of-house, is 15,000.



## GH ATLANTA

ATLANTA, GEORGIA

Envisioned as a members-only social club, GH Atlanta will be the inaugural property for the Guesthouse brand. Designed as an oasis within an urban setting, GH Atlanta will combine amenities, events and a sense of community for its members. At the heart of the concept lies a luxurious outdoor entertainment area, with multiple options for relaxing and socializing, private cabanas, beach volleyball, multiple bars, and event venues. Indoors, the living room and dining room provide social hubs, while a state-of-the-art fitness facility ensures that it enhances not only members' social and professional lives, but their physical lives as well. The design vision is modern but inviting, sophisticated but not stuffy.

CLIENT

GuestHouse Hospitality

PROJECT TYPE

Hospitality Prototype



## UPTOWN WARNER

LOS ANGELES, CALIFORNIA

Uptown Warner is an example of SB Architects capabilities in urban mixed-use master planning. A 46 acre industrial parcel next to LA's Orange Line Bus Rapid Transit (BRT), the master plan is transit oriented and pedestrian friendly. Over 2,000 new homes will be created with amenities including restaurants, cafes, boutique retailers, a new plaza and numerous pocket parks. The master plan includes a wide range of uses including townhomes, apartments, condominiums, senior housing, as well as commercial office and a hotel with branded service apartments—all coming together to create a diverse and sophisticated new community.

### CLIENT

Greenland USA

### PROJECT TYPE

Urban Mixed-Use Master Planning

### COMPONENTS

46 Acres Former Industrial Land  
80,000 SF Retail and Restaurants  
200,000 SF Commercial Office  
125 Key Hotel  
175 Branded Residences  
1600 Multi-Family Residences  
440 Townhomes  
Plaza and Park Spaces



## THE 88

SAN JOSE, CALIFORNIA

This project is an integral part of the “Heart of the City” re-development effort to revitalize the city of San Jose. This high-density, urban tower provides 197 for-sale condominiums and 32,000 square feet of retail, restaurants and entertainment venues, adding much-needed housing and a vibrant public gathering place to the community. The design juxtaposes a signature 22-story high-rise tower with a mixed-use component. The tower rises from the mid-rise structure below, overlooking the residential amenities - pool, recreation center and fitness facility located on the podium. A new pedestrian-oriented street lined with shops, trees, and outdoor seating bisects the city block. This transit-oriented development is directly adjacent to the VTA light rail system.

### CLIENT

CIM Group & San Jose Redevelopment Agency

### PROJECT TYPE

Mixed-Use

### PROJECT COMPONENTS

32,000 sq.ft. Retail Space

197 Residential Units

Five Levels of Structured Parking



# 100 LAS OLAS

FORT LAUDERDALE, FLORIDA

Soaring above bustling Fort Lauderdale, 100 Las Olas will be the city's tallest building. Designed with a contemporary aesthetic utilizing curved geometric shapes clad in steel and glass, the mixed-use development features ground floor retail/dining and a grand lobby leading to the separate functions of hotel, residential and parking. The Kolter Group has designed this 46-story exclusive urban haven nestled among the vibrant and growing community of Las Olas, combining contemporary luxury with ultimate connectivity. The project includes luxury residences, a Hyatt branded full-service hotel, retail space and an outdoor plaza.

**CLIENT**

**Kolter Homes**

**PROJECT TYPE**

**Multi-Family Residential**

**PROJECT SIZE**

**499', 46 Levels**

**PROJECT COMPONENTS**

**238 Key Hotel**

**121 Residential Units**

**8,500 sq.ft. Retail Space**

**520 Structured Parking Spaces**

**COMPLETION DATE**

**2020**



## ONE ST. PETERSBURG

ONE ST. PETERSBURG, FLORIDA

One St. Petersburg brings together 253 luxury residences in a 41-story tower, a 174-key Hyatt Hotel, and an array of shopping and dining experiences in a new structure that is bound to have a profound impact in this city's waterfront. Located on a prime parcel in the center of downtown, the new tower will be a block from the city's Beach Drive. When complete, One St. Petersburg will be the city's tallest structure. The active, street-level retail will encompass an entire city block, enlivening both One St. Petersburg and the entire downtown area.

CLIENT  
Kolter Urban LLC

HOTEL OPERATOR  
Hyatt

PROJECT TYPE  
Multi-Family Residential

PROJECT SIZE  
450', 41 Levels

COMPONENTS  
253 Residential Units  
174 Key Hotel  
One City Block of Street-Front Retail

COMPLETION  
2018



## SILICON VALLEY TOWN CENTER

SILICON VALLEY, CALIFORNIA

Re-development of an existing retail property, with 400 units of multifamily residential, 145,000 SF new retail, restaurants, new dining and event plaza.

Newpark provides an unparalleled open-air setting for retailers and restaurants to fully display their latest experiential oriented brands in a high street setting, with activated outdoor space, central plazas and an abundance of patio and rooftop gathering areas. Best in class retail, entertainment and restaurant concepts and consumers alike are seeking out engaging and interactive environments that emphasize the experience and, in turn, drive high-levels of foot traffic. We have proudly designed and programmed this retail center into a world-class open-air lifestyle destination in the Silicon Valley.

### PROJECT TYPE

Urban Mixed-Use

### COMPONENTS

400 Units Multi-Family

145,000 SF Retail

Dining and Entertainment



## WATERFRONT CITY

BEIRUT, LEBANON

SB Architects won an international design competition for the master-planning and design of Phase One of this expansive master-planned development, which includes 7 mixed-use structures overlooking the Joeseeph Khoury Marina, the largest marina in Beirut. Set upon a grand pedestrian promenade raised seven meters above sea level, the four central structures will house high-end residences above a carefully orchestrated progression of retail and restaurants, creating a sophisticated and exciting urban destination. When complete, Waterfront City will cover an area of over 193,600 square meters, with more than 5,000 new residences, as well as commercial and retail districts, a destination shopping mall and two hotels. Set against the rich cultural backdrop of Beirut, Waterfront City presents the opportunity to fuse location, climate, views and planning concept into new urbanism for this historic city.

### CLIENT

Majid Al Futtaim

### PROJECT TYPE

Urban Mixed-Use

### PROJECT SIZE

112 Residences (38, 777 SM)

5,680 SM Retail & Restaurants

3,091 SM Amenities

564 Structured Parking Spaces



## BEIJING RETAIL

BEIJING, CHINA

This concept — for a fashionable shopping and dining venue — comprises an entire city block in urban Beijing. The eight-level structure wraps retail spaces and restaurants around a dramatic atrium space beneath a massive skylight. Three levels of below-grade parking are provided for patrons of 18 restaurants and nearly 40 shops and boutiques. Dining establishments occupy the upper floors to capture the best views and take advantage of roof terraces for outdoor dining. The top floors have a fashion event venue for high-end retailers.

### PROJECT TYPE

Urban Destination Retail

### COMPONENTS

40 Retail Spaces

18 Restaurant Spaces

Below-Grade Grocery and Food Court

Fashion Event Venue

3 Levels Below-Grade Parking



## VANKE JHANGJIANG

SHANGHAI, CHINA

Set just inside Shanghai's middle road in Zhangjiang High Technology Park, this mixed-use community will become the primary hub of retail and residential development for the surrounding area. Designed as a vertical city, this new community will combine contemporary architecture with organic structural forms and lush urban landscape to form a dramatic oasis within this high-tech center. The six-block development will be intersected by two primary streets affording very different street-front experiences. One will be a lively mix of shopping, dining and highrise living in a very urban context. The other will have a neighborhood feel with lower-density residential enclaves set between quiet tree-lined streets and courtyards.

CLIENT  
Vanke

PROJECT SIZE  
235,000 SM Residential Space  
84,000 SM Commercial Space

COMPONENTS  
Highrise and Lowrise Residential  
Streetfront Retail and Dining  
School, Daycare and Playground  
Public Plazas and Courtyards  
Event Lawn



## VANKE QINGLINJIN

SHENZHEN, CHINA

This new mixed-use development is located on a wooded hillside near the city of Shenzhen. A short train ride from employment centers in this rapidly growing region, the location offers a more relaxed alternative to urban living and abuts a massive regional park and reservoir which will soon be designated as a wetland preserve. Residential units range from low-rise townhomes to condominiums in highrise structures. This secure, gated community also offers recreational clubhouses, schools, and a retail and entertainment center. Above the retail, a hospitality component designed for short-term accommodations makes the community a destination for those wishing to enjoy its entertainment and recreational opportunities.

### CLIENT

The Shenzhen Vanke Real Estate Co., Ltd.

### PROJECT TYPE

New Mixed-Use Community

### PROJECT SIZE

150 Hectares

### COMPONENTS

325,000 SM Residential Units

2,800 SM COMMUNITY CENTER

1,135 SM Retail & Entertainment Center

Schools, Public Safety & Health Care





**Mark Sopp, AIA, LEED AP**  
SENIOR VICE PRESIDENT AND PRINCIPAL

With more than 25 years of international and domestic mixed-use and hospitality master planning, conceptual design and project management experience, Mark Sopp has an acute understanding of business operations and innovative design principles. He works with developers and design teams to lead projects through a coordinated process to ensure the end product reflects the client's goals and vision. As the former Director of the Retail and Mixed-Use Studio at Callison, he was the lead designer for the Ala Moana Center expansion and the revitalization of the Royal Hawaiian Center, which won the 2008 Honolulu AIA Merit Award. Shanghai's mixed-use Grand Gateway development and the Ayala Center Greenbelt in Manila - winner of the 2003 ULI Award of Excellence design direction.

EDUCATION

Arizona State University,  
Bachelor of Science in Design

REGISTRATION

Washington, 2014

ORGANIZATIONS

Urban Land Institute (ULI)  
American Institute of Architects (AIA)  
U.S. Green Building Council  
(USGBC) LEED AP

ACCOLADES

Ala Moana Center, Honolulu, Hawaii  
ICSC-Design Award, 2001  
SADI-Honorable Mention, 2000  
Royal Hawaiian Center, Honolulu,  
Hawaii  
NAIOP-Hawaii State Chapter  
Renovation Excellence, 2008  
SADI-Renovated or Expanded Power  
Center, 2008  
AIA Honolulu, Merit Award-  
Renovation, 2008  
Ayala Greenbelt 3w, Manila,

FIRM PORTFOLIO

**Ghaf Hills**

Dubai, United Arab Emirates  
293-hectare mixed-use development; 66-key  
hotel and spa, 100 apartments, 40 branded  
residences, 25 residential villas

**Esplanade at Aventura**

Aventura, Florida  
Mixed-use redevelopment with 250,000-350,000  
sq.ft. of retail and F&B, 45,000 sq.ft. office,  
boutique hotel, underground parking and a  
pedestrian-based podium

**Pristine**

Red Sea Islands, Saudi Arabia  
Large-scale master plan encompassing 64  
destination resorts on 54 islands with 10,000-  
keys

**Parc Pointe**

Santa Monica, California  
Mixed-use development with 50,000 sq.ft. retail,  
72,000 sq.ft. office and 295 residential units

**Plaza at Aurora Square**

Seattle, Washington  
Urban center with 115,000 SF retail and 400  
residential units

**Kimpton Grand Cayman Hotel**

Grand Cayman, Cayman Islands  
Destination resort: a 265 key hotel, 62 residences  
and bungalows, 5 restaurants, spa and event  
facilities

**USC Village**

Los Angeles, California  
35-acre urban mixed-use village for the  
University of Southern California

**Amara Hotel**

Limassol, Greece  
240-key destination resort, branded residential  
tower, F&B, event space

**Six Senses Turks and Caicos**

Turks & Caicos, British West Indies  
Destination resort with 86-keys, 11 villas, 45  
residential villas, eco-center and organic farm,  
restaurants, spa and function space

**Pendry Park City**

Park City, Utah  
Destination ski resort and mixed-use project with  
retail canyon, arts district, boutique hotel and  
branded residences, cinema and entertainment  
venues and commercial office space

**Park Hyatt Los Cabos**

Los Cabos, Mexico  
Destination resort with 155-key hotel, 65 branded  
residences, conference center and spa

**Jeddah City**

Jeddah, Saudi Arabia  
Master planned urban community, 5,098  
residential units, office space, retail, hotel,  
community centers, civic buildings, mosques

continued...



## Mark Sopp, AIA, LEED AP

SENIOR VICE PRESIDENT AND PRINCIPAL

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### FIRM PORTFOLIO

#### Cottonwood Mixed-Use Development

Holladay, Utah  
70-acre, 5-block development with 355 residential units, 98,800 sq.ft. retail and 11,800 sq.ft. entertainment

#### Paşabahçe

Istanbul, Turkey  
117-key boutique hotel with 5 waterfront yalis, 31 townhouses and apartments, waterfront restaurant, conference facility and event terrace

#### Stavros Limassol Resort

Limassol, Cyprus  
155-key, 5-star oceanfront hotel, residential villas, spa, amenities

#### FivePoint Pavilion Park

Irvine, California  
Community park with clubhouse and amenities

#### University Crossings

Los Angeles, California  
6-acre mixed-use village

#### Konka Moon River

Zhouzhuang, Jiangsu, China  
320,000 SM development with a 250-key hotel, commercial development, performing arts center

#### Jiangshang Resort Residences

Haikou, Hainan Island, China  
165 resort villas and club with fitness center

#### Ritz-Carlton Resort & Villas Marassi

El Alamein, Egypt  
250-key destination resort, 350 branded apartments and 50 villas, spa and fitness facilities

### PREVIOUS EXPERIENCE

#### Ayala Greenbelt 3

Makati District, Manila, Philippines  
Retail and entertainment centerpiece of Greenbelt Civic Park

#### Grand Gateway

Shanghai, China  
Successful mixed-use development incorporating retail, residential, hotel and office space on top of the subway system

#### Royal Hawaiian Center

Honolulu, Hawaii  
310,000 sq.ft. renovation of a luxury retail, dining and an entertainment center in the heart of Waikiki

#### Montage Royal Island

Eleuthera, Bahamas  
Master planned resort community; 185-key resort, 103 branded villas, Jack Nicklaus golf course and clubhouse, spa & marina

#### Arza Cape Resort

Republic of Montenegro  
11-hectare destination resort; 250-key resort, 30 branded villas, 350 apartments, F&B, spa and marina

#### Ritz-Carlton Rose Island

Rose Island, Bahamas  
95-key hotel, 40 lock-off branded residential units, 40 RC club units, 135 single-family home sites, 14,000 sq.ft. spa, retail, marina

#### CostaBaja Resort & Marina

La Paz, Baja California Sur, Mexico  
550-acre resort residential community with 250 residences, golf clubhouse and Gary Player golf course

#### Point Villas at Chileno Bay

Los Cabos, Baja California Sur, Mexico  
Master planned resort; 11 residential villas, retail and marina

#### Limni Resort

Paphos, Cyprus  
Resort hotel with 650 ownership villas and spa, Jack Nicklaus and Gary Player golf courses/clubhouses

#### Oceanside Beach Resort

Oceanside, California  
260-key hotel, 9,000 sq.ft. spa, 4,000 sq.ft. retail space

#### Central Walk

Shenzhen, China  
92,000 sq.m. retail and entertainment center

#### Ala Moana Center

Honolulu, Hawaii  
300,000 sq.ft. expansion of the center including international and local retail and restaurants

#### Ritz-Carlton, San Francisco

San Francisco, California  
Oversaw Construction Administration for the multi-phase renovation of a historic landmark



## ALA MOANA SHOPPING EXPANSION

HONOLULU, HAWAII

The project represents the expansion and renovation of one of the most successful retail centers in the country. Its design incorporates local materials, landscaping elements and symbolic imagery to complement the Hawaiian lifestyle and enhance the character of this premier retail destination. The center's original 300,00 SF expansion opened fully leased. The most recent addition introduces Hawaii's first full-line Nordstrom store and a variety of upscale boutiques. Sales at Ala Moana Center continue to exceed \$1,000 PSF.

### PROJECT TYPE

Renovation and Mixed-Use Expansion

### COMPONENTS

570 Residential Units  
2,322 SM Ground Floor Retail  
840 Parking Spaces

### AWARDS

ICSC - Award of Design Excellence  
SADI - Honorable Mention

*This project was designed by Mark Sopp while with the firm Callison Architects.*





Ala Moana Shopping Extension  
HONOLULU, HAWAII











## MANDARIN ORIENTAL HOTEL AND RESIDENCES

BOCA RATON, FLORIDA

Introducing Via Mizner, a world-class destination located in the heart of an internationally recognized community. At Via Mizner, residents and their guests enjoy an urban resort experience, where the elegance and grace of Boca Raton is enhanced by the exceptional service and personalized attention of Mandarin Oriental. As one of only nine select locations in the world bearing the Mandarin Oriental marque, and a limited collection of eighty-five private homes, The Residences at Mandarin Oriental, Boca Raton is truly a signature address. Sleek, contemporary details and the most ultramodern amenities are framed by panoramic ocean and golf course views. Resident-only amenities include a rooftop pool with private cabanas, wine cellar with private tasting room, clubroom, private gardens and a resident lobby lounge.

### CLIENT

Penn-Florida Companies

### PROJECT TYPE

Mixed-Use  
Urban Hotel

### PROJECT COMPONENTS

158-Key Hotel  
100 Mandarin Oriental Branded Residences  
4,000 sq.ft. Mixed-Use



## CHARLOTTE MIXED-USE

CHARLOTTE, NORTH CAROLINA

Located immediately adjacent to Bank of America Stadium, the 27 story building will consist of a 140-key luxury hotel, 210 luxury apartment units, and 11,360 NRSF of street-facing retail space. The hotel portion of the project will encompass floors 2-7 and include a rooftop pool, spa, fitness center, 3,000 SF of meeting space, a full-service restaurant and lobby bar. The luxury apartments will comprise floors 8-27 and will include a rooftop club offering tenants an entertaining atmosphere with unparalleled views of Uptown and the South End corridor. The project will include a new parking garage containing 497 parking spaces, including 30 private garages. The project is located on the south side of Uptown, which is currently undergoing a surge of new development with over 2.0 MM SF of office space under construction within two blocks of the subject site, including a 1.0 MM SF office across the street.



# 1 HOTELS SILICON VALLEY

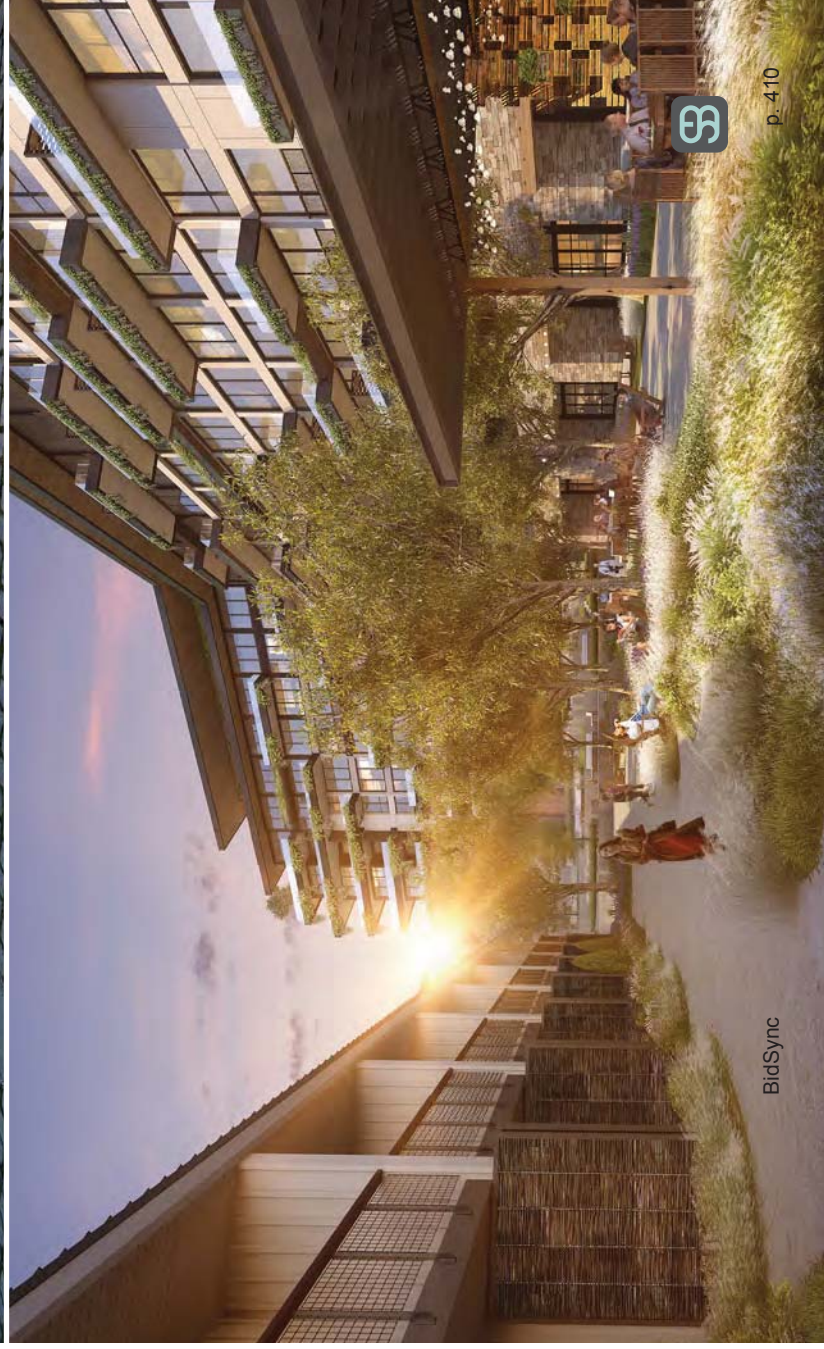
SUNNYVALE, CALIFORNIA

Located in the heart of Silicon Valley and steps from Google's Mountain View campus, 1 Hotel Sunnyvale is the brand's first West Coast outpost. This project, developed by Starwood Capital Group in partnership with SB Architects, is ideally situated in the innovation capital of America, a destination where the brand's core values of wellness, conscious living, and commitment to sustainability will resonate with locals and travelers. The renovation project will feature 332 guest rooms, more than 10,000 square feet of food and beverage space, 9,000 square foot spa and fitness center and 19,000 square feet of meeting space.

PROJECT TYPE  
Urban Hotel

PROJECT SIZE  
332 Key Hotel  
10,000 sq.ft. Food and Beverage Outlets  
19,000 sq.ft. Meeting and Event Space

COMPETITION DATE  
On the Boards



## URBAN DUAL-BRANDED HOTEL DEVELOPMENT

SAN FRANCISCO, CALIFORNIA

Located in San Francisco, this new luxury dual-branded hotel development draws inspiration from the rich architectural history of the city and provides a contemporary luxury experience, while incorporating elements of local architecture and vernacular practices. The dual-branded hotels, lobbies, and retail components are elevated, offering guests and residents unobstructed views. Completing the property is a deck level that provides a pool deck, an event deck for the hotel's conference center and a sky park, as well as spa and fitness facilities. Using layering, framing and contrasting techniques, this project will incorporate 600 guest rooms, banquet space, restaurants, destination bars, convention space and a spa and wellness facility.

### PROJECT TYPE

Urban Mixed-Use Hotels

### COMPONENTS

350-Key Four-Star Hotel

150-Key Five-Star Hotel

Retail and F&B

Convention Space



## PENDRY PARK CITY

PARK CITY, UTAH

Montage's lifestyle brand, Pendry Hotels, will be unveiling its branded residences in Park City. This design-driven and fashion-forward brand promises accommodations, culinary and entertainment that are playful, tasteful and experientially driven. Set within the destination ski resort of the Canyons area north of Park City, the project is spread over two parcels, bridged together with a landscaped pathway. Rotating exhibits will be curated throughout the sculpture gardens as well as the galleries, ensuring people are always exposed to new art pieces from the most current contemporary artists.

### CLIENT

Columbus Pacific

### PROJECT TYPE

Destination Resort and Branded Residential

### PROJECT SIZE

285,000 ft. of Residences and Public Amenities  
182,000 ft. of BOH Support and Parking

### PROJECT COMPONENTS

151 Branded Residential Units  
Retail Canyon  
Ski-In Valet  
Public Plaza  
Après Ski Lounge  
Upscale All Day Dining  
Compass Sports Ski Rental  
Event Center & bar terrace



## AMARA HOTEL

### LIMASSOL, CYPRUS

The new Amara hotel will be located in the Amathus seaside area, east of Limassol. The hotel will be under Stademos Hotels and it is an international brand of the luxury hotel chain. Set upon a beachfront parcel outside the seaside town of Limassol, this new resort offers spectacular 180-degree views of the Mediterranean Sea. The resort is designed with a European aesthetic that emphasizes a contemporary architectural vocabulary and “five-star modern” style. Locally-sourced materials reference regional architecture and incorporate a sustainable design approach. The hotel is designed as a series of indoor and outdoor experiences, which draw the natural world into the tightly-designed plan.

#### CLIENT

Stravros Demosthenous

#### PROJECT TYPE

Resort Hotel & Residences

#### COMPONENTS

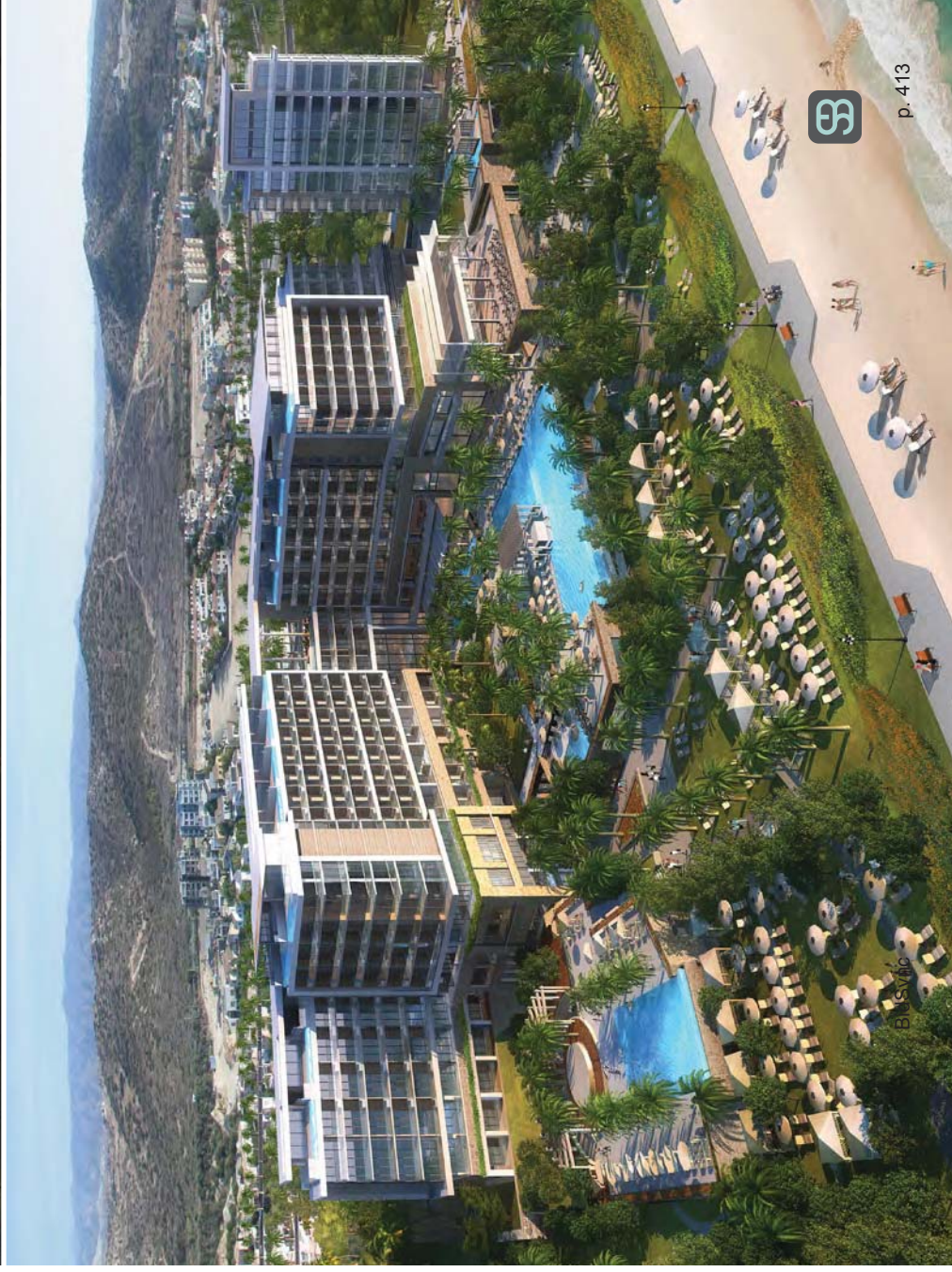
200 Hotel Guestrooms

25 Residences

Full-service Spa

3 Restaurants

Ballroom & Event Facilities



## ANDAZ SAN DIEGO

SAN DIEGO, CALIFORNIA

This project transformed a historic hotel in the heart of San Diego's Gaslamp Quarter into an ultra-chic boutique hotel that has become a major destination. The design team took the six-story structure down to the shell to create a completely new experience on the interior, while the exterior received a respectful renovation that enhanced the historic façade with minimalistic details. This destination hotel is defined by its dramatic public spaces, from the basement nightclub and lounge, to the rooftop bar outdoor restaurant and pool with panoramic views of downtown San Diego. At every turn, the architecture and interiors work together to create the unexpected - sleek, modern architectural forms combined with dramatic, over-the-top interiors, all within a restrained historic envelope.

### CLIENT

630 F Street, LLC

### PROJECT TYPE

Urban Hotel Renovation/Adaptive Re-Use

### COMPONENTS

- 159 Keys
- Restaurant/Bar
- Lounge & Nightclub
- Roof Deck Restaurant & Pool
- Ballroom/Board Room



# BLACK ELK INN AND RESTAURANT

NAPA, CALIFORNIA

This 5-story hotel is located in Oxbow district of the City of Napa. The building will house its restaurant and retail space on the ground level with guest rooms on the upper floors. Ideally situated near the Napa Wine Train, the Inn will target wine country visitors.

CLIENT  
Black Elk LLC

SIZE  
27 keys  
5-stories  
15,687 SF

Building Height: 60'

PROJECT TYPE  
Hospitality



## CONRAD MIAMI

MIAMI, FLORIDA

SB Architects acted as architect-of-record for the public spaces of this urban luxury hotel, which is an integral component of Espirito Santo Plaza development in downtown Miami. SB Architects worked directly with The Gettys Group to create the new hotel within the existing parameters of a 36-story glass tower designed by Kohn Pedersen Fox (KPF). The hotel spans the 10th through 25th floors, with additional conference facilities on the third floor. The nine levels below the hotel house 30,000 square feet of Class "A" office space, with a condo hotel occupying the 11 floors above. Brought on board with construction already well underway, SB Architects and Gettys faced the significant challenge of designing to stringent 4-star standards without a specific brand initially identified, all within the confines of an existing building structure.

CLIENT  
Estoril, Inc.

PROJECT TYPE  
Luxury Hotel and Mixed-Use High-Rise

PROJECT SIZE  
225,000 SF

COMPONENTS  
203-Key Hotel  
Restaurant/Bar  
Fitness Center and Business Center



## MIAMI DESIGN DISTRICT BOUTIQUE HOTEL

MIAMI, FLORIDA

SB Architects is acting as Architect of Record for this mixed-use development, envisioned as an iconic architectural entity within the city's Design District. The 14-story South Building will be the District's tallest structure, its architectural style reminiscent of the steel high-rise design found in the Northeast, utilizing curved glass trimmed with slender steel columns creating a transparent building facade. The building's multi-use design provides street-front retail on the first two levels, a boutique hotel on levels 3-5, and residential units on levels 6-12. A signature restaurant and landscaped roof-top bar and pool will provide far-reaching views of the area. At six stories, the North Building will provide two levels of retail along with four levels of luxury residential, including penthouse units with gardens on the top level.

### CLIENT

Capital Partners

### PROJECT TYPE

Urban Mixed-Use

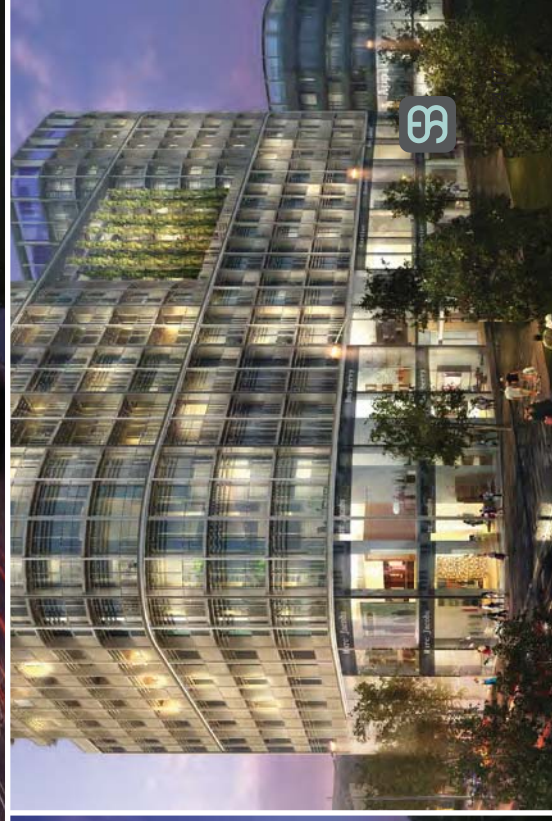
### COMPONENTS

50-Key Boutique Hotel

80 Residences

51,000 SF Retail

72 Structured Parking Spaces



## HAKKASAN HOTEL DUBAI

DUBAI, UNITED ARAB EMIRATES

Located on the outer rings of the Palm Jumeirah along Dubai's waterfront, this resort destination is designed to provide a five-star experience to the world's most discriminating travelers. This will be the first property for Hakkasan Hotels, a bold evolution of the prestigious partnership between The Hakkasan Group and MGM Resorts International. True to the Hakkasan brand, culinary experiences are a central theme of the hotel, with a variety of dining and club venues. Separate arrival zones have been created to provide a grand arrival experience for guests. Suites are situated above public spaces and private ownership villas are located along the beach.

### PROJECT TYPE

Five-star waterfront resort

### COMPONENTS

137 hotel suites

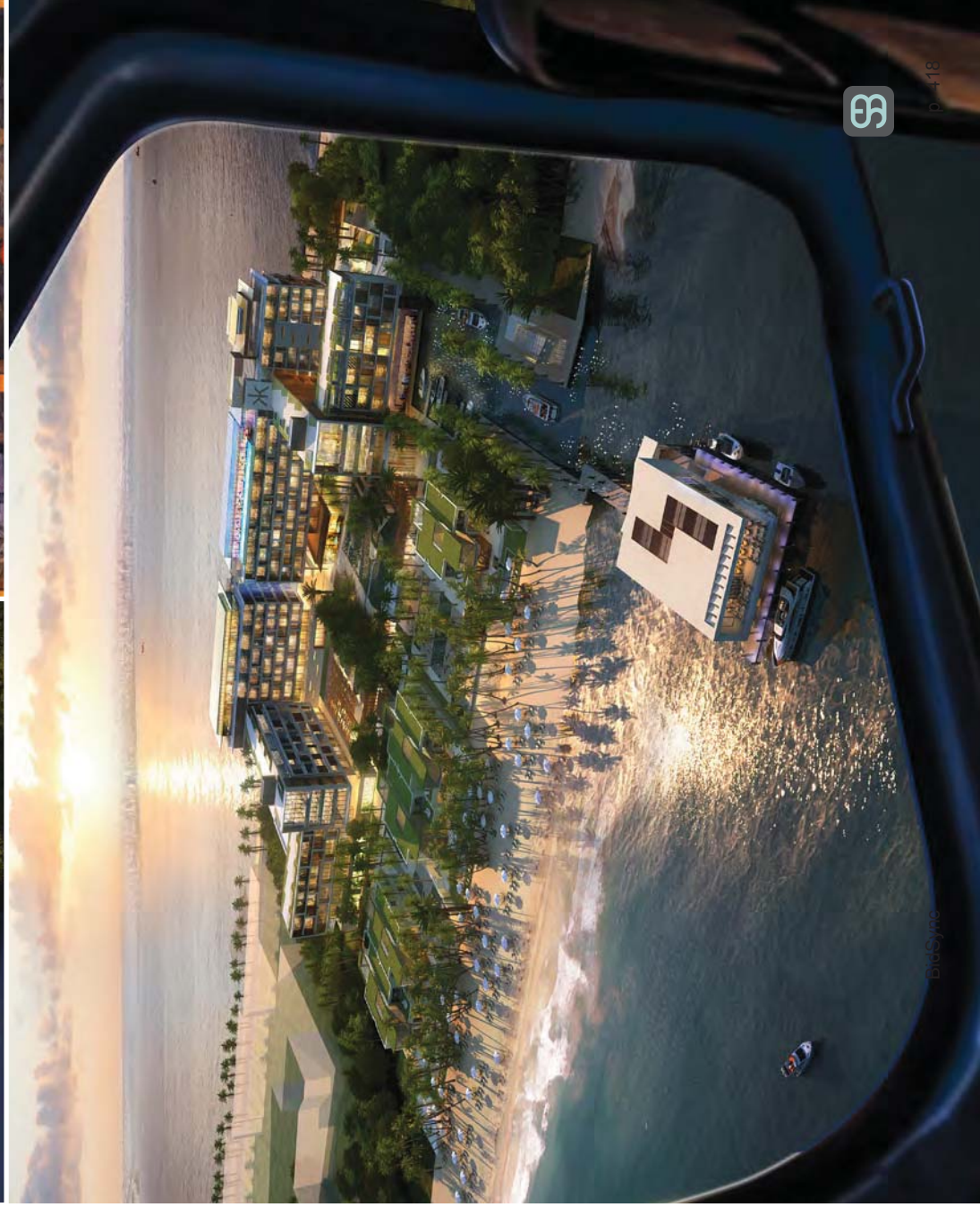
5 residential villas

Spa

Event venues

3 Restaurants

Ultra Lounge



## HAKKASAN HOTEL DUBAI

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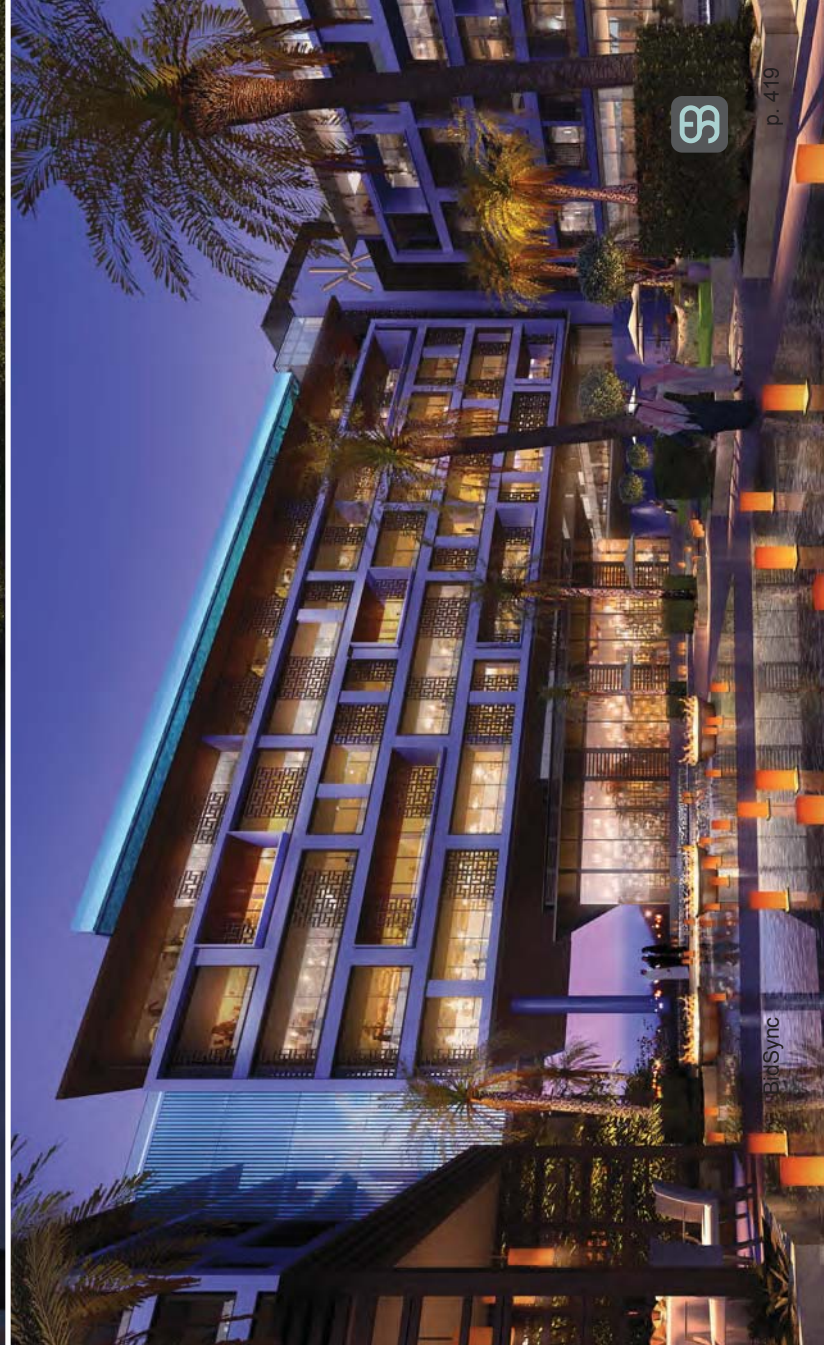
5 residential villas

Spa

Event venues

3 Restaurants

Ultra Lounge



## GH ATLANTA

ATLANTA, GEORGIA

Envisioned as a members-only social club, GH Atlanta will be the inaugural property for the Guesthouse brand. Designed as an oasis within an urban setting, GH Atlanta will combine amenities, events and a sense of community for its members. At the heart of the concept lies a luxurious outdoor entertainment area, with multiple options for relaxing and socializing, private cabanas, beach volleyball, multiple bars, and event venues. Indoors, the living room and dining room provide social hubs, while a state-of-the-art fitness facility ensures that it enhances not only members' social and professional lives, but their physical lives as well. The design vision is modern but inviting, sophisticated but not stuffy.

CLIENT  
GuestHouse Hospitality

PROJECT TYPE  
Hospitality Prototype



# HOTEL COVINGTON

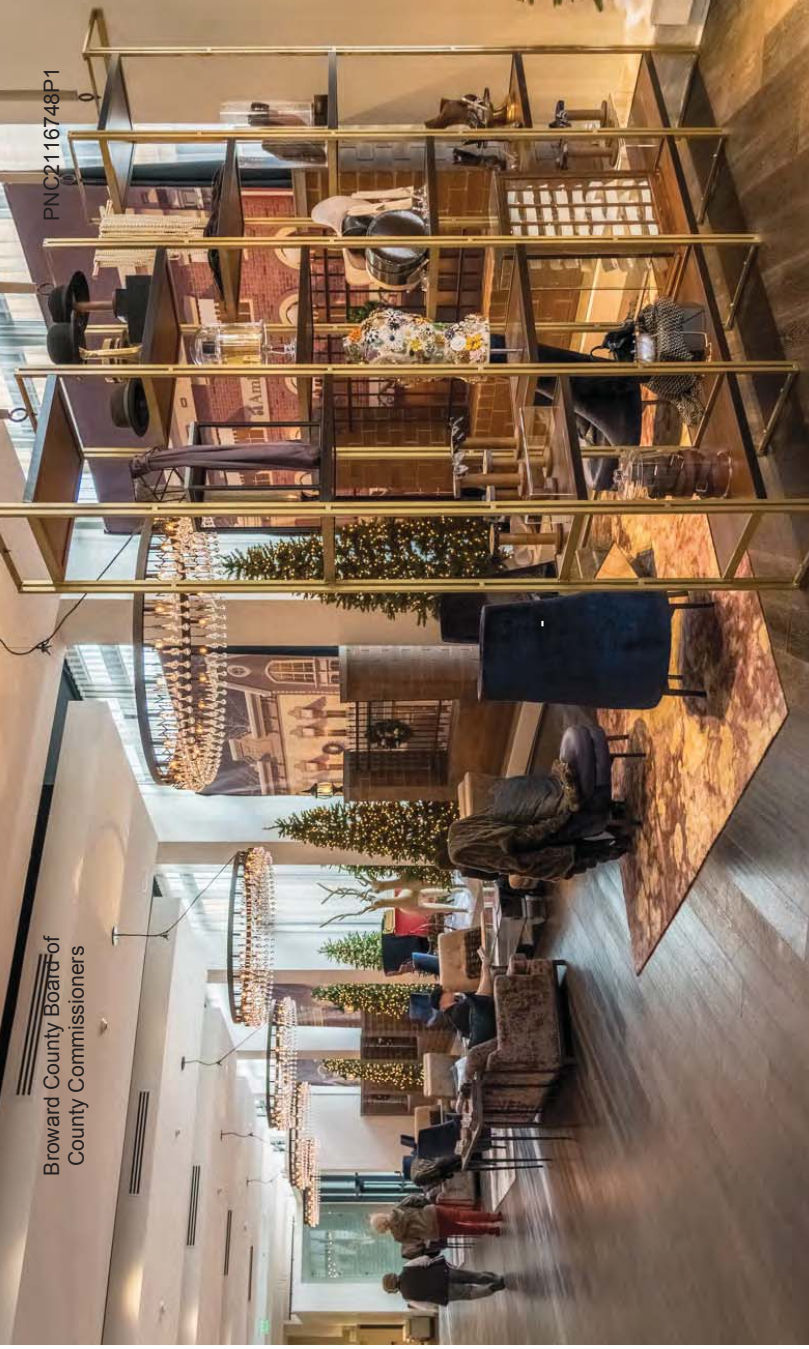
COVINGTON, KENTUCKY

This project transformed a historic, century-old department store in downtown Covington, Kentucky into a boutique hotel. Hotel Covington stands as a testament to high stakes, high fashion and high ambition. You can feel it in all 114 guestrooms, unique restaurants, intimate lounge spaces and outdoor courtyards. With vintage touches and modern tailoring, the Hotel Covington sings in style, character and comfort.

PROJECT TYPE  
Urban Hotel/Adaptive Reuse

PROJECT SIZE  
100,000 SF Renovation  
12,500 SF Addition

PROJECT COMPONENTS  
114 Key Hotel  
2,000 SF Fitness Center  
Meeting Room  
Lobby Lounge / Restaurant / Bar  
Library  
Retail  
Outdoor Pool Deck



PNC2116748P1

Broward County Board of  
County Commissioners



## THE RITZ-CARLTON SARASOTA RESIDENCES

SARASOTA, FLORIDA

Designed to add a branded residential component to the existing Ritz-Carlton Hotel in Sarasota, this new contemporary structure will rise to 18 stories. Located on Sarasota Bay, the new tower will be perpendicular to the hotel tower but sited at a distinctive angle beyond 90 degrees to provide visual interest and more unobstructed views to the water. The tower will link to the hotel on the third level, which will include residents-only amenities. On the floors above, three and four-bedroom units in through-building configurations will each enjoy views in both directions. Multiple elevator locations will ensure that each residence will share a lobby with no more than one other unit, eliminating the need for corridors. Wide cantilevered balconies will circle the building allowing outdoor space to all units. A large rooftop pool and entertainment area will round out the amenities.

### CLIENT

Kolter Homes

### PROJECT TYPE

Resort Residential

### COMPONENTS

87 Units (1,960-4,329 SF)

Fitness and Entertainment Amenities





# The Ritz-Carlton Sarasota Residences

SARASOTA, FLORIDA

8/1/2018

BioSync



4123



**Auberge Beach Residences and Spa, Fort Lauderdale, Florida**

Client: The Related Group (Prime Consultant) and Fairwinds Group, Inc.

Contact: Andy Mitchell, CEO

Contact Telephone: 954-565-6661

Description of Services: Auberge Beach Residences and Spa is located on Fort Lauderdale's beach at the 2200 Block of North Atlantic Blvd. The 5-acre parcel is site planned for a two-tower hotel and condominium structure rising up to 240 stories in height. The Luxury hotel and condominium development also includes a signature restaurant and spa, oceanside bar and grill, and four-story parking facility. KEITH was responsible for the civil engineering, surveying, and permitting of the project. Engineering design aspects included right of way vacations, rezoning, extensive community and municipal outreach, coordination for undergrounding and relocation of FPL, AT&T, Comcast and TECO Gas, beach mitigation, and dune restoration. In addition, FDOT Access permits along A-1-A and FAA Flight Clearance Zones were a part of the approval process. The off-site roadway required re-engineering of the alignment and existing drainage systems, intersection signalization and cross walks, public parking areas, bus stops and pedestrian walkways. Additionally, members of the KEITH team were responsible for initial conceptual planning for the overall site design and landscape architecture.

Corporate Office  
301 E Atlantic Blvd  
Pompano Beach  
FL 33060  
954.788.3400

Miami-Dade County  
2160 NW 82 Ave  
Doral  
FL 33122  
305.667.5474

Broward County  
2312 S Andrews Ave  
Fort Lauderdale  
FL 33316  
954.788.3400

Palm Beach County  
120 N. Federal Hwy  
Suite 208  
Lake Worth, FL 33460  
561.469.0992

St. Lucie County  
2325 SE Patio Cir.  
Port St. Lucie  
FL 34952  
954.788.3400

Orange County  
2948 E Livingston St.  
Orlando  
FL 32803  
954.788.3400

**AC Marriott, Fort Lauderdale, Florida**

Client: KW Alhambra Property, LP

Contact: Juan Luis Chueca

Contact Telephone: 954-610-0148

Description of Services: The AC Hotels by Marriott brand is an upper moderate, urban, design-led brand, positioned as “Stylish Hotels for Urban Spirits”. The hotels are located in urban settings or close to lifestyle centers. Design is an integral part of the brand. Each hotel has its own personality and is locally relevant, but at the same time, maintains a consistency that creates the Marriott brand voice. The new hotel will enhance the resort image of Fort Lauderdale beach as a place for tourists and conference groups, while elevating the unique characteristics of the beach in order to effectively compete with other resorts. KEITH provided professional services associated with surveying, planning, civil engineering and landscape architecture for the AC Marriott resort, on behalf of KW Alhambra. The team was responsible for creating the connection of the hotel to the pedestrian realm. A creative approach to storm water and sea level rise was integrated into the public realm to create a blended sense of arrival to the hotel. In addition to the planning and landscape architecture, the team assisted in the preparation of preliminary engineering plans for the infrastructure improvements to support the processing of the site plan through the City of Fort Lauderdale. KEITH also submitted for and acquired permits from the various permitting agencies. Construction observation, coordination and certification services will also be provided.





**Fort Lauderdale Marriott Pompano Beach Resort & Spa, Pompano Beach, Florida**

Client: Uργο Hotels

Contact: Matthew Jalazo, Vice President of Development

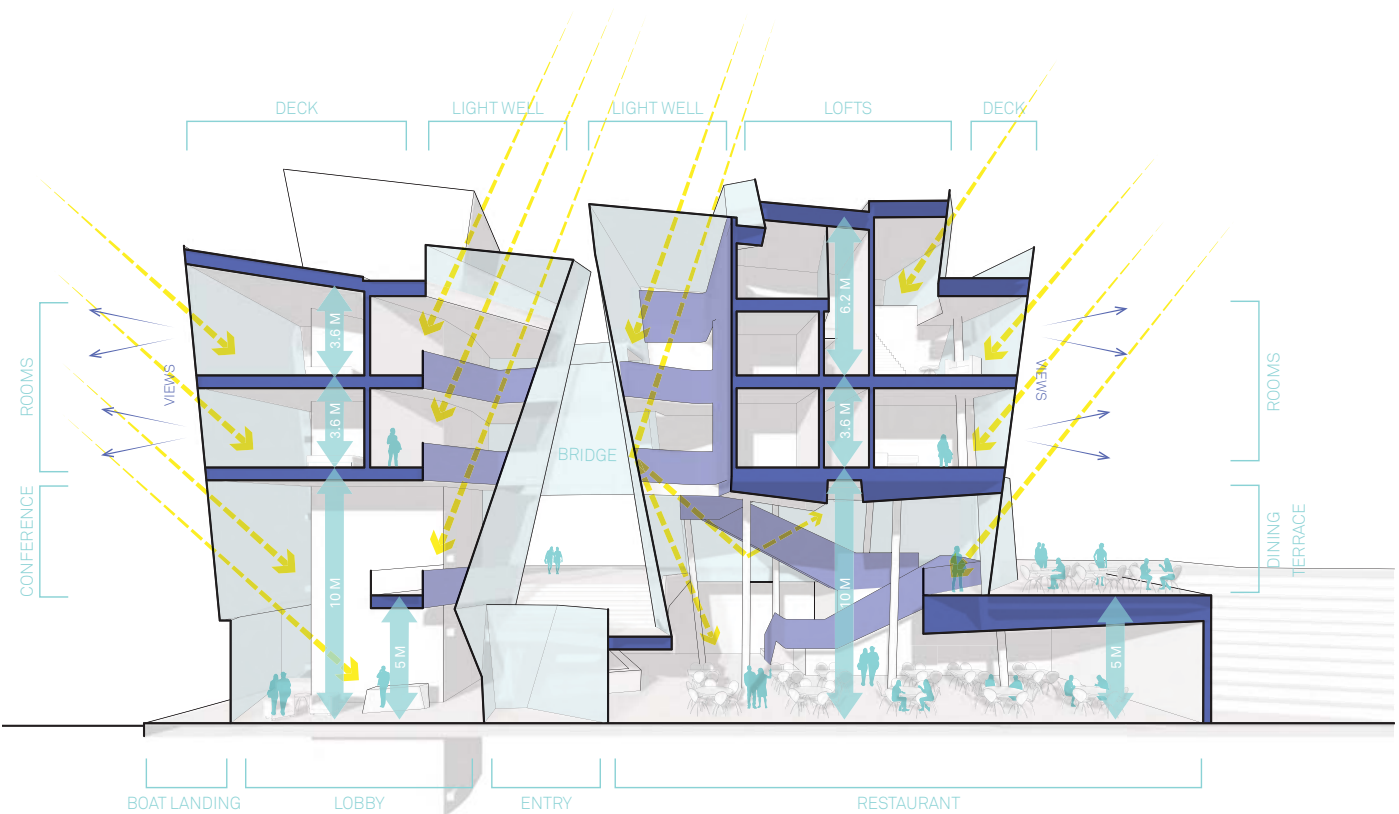
Contact Telephone: 240-482-1958

Description of Services: The new Fort Lauderdale Marriott Pompano Beach Oceanfront Resort & Spa opened in 2013 and is an overhaul of the former Ocean Point Hotel which includes two adjacent towers (one renovated, one new) with 219 rooms included with private balconies, and more than 8,000-SF of meeting and function space, including a 4,000-SF oceanfront ballroom, pools, restaurants, a fitness center and a 2-level parking garage. The resort is the first hotel to break ground in Pompano in a decade following the construction of the Residence Inn Fort Lauderdale Pompano Beach Oceanfront (former Ocean Sands Resort & Spa) in 2002. KEITH coordinated the site plan approval process through the City of Pompano Beach for this luxury beach-front hotel site as well as provided complete civil engineering design, project management, and permitting coordination through all governmental agencies.





View from the public amphitheatre, courtyard and nighttime movie viewing area (above). Section thru the rooms and atrium spaces connecting to the public areas below inside and out (below).





*View of the entry approach from the mixed-use complex across the water.*

## Y4 Boutique Hotel

Chengdu, China

Y4 Botique Hotel is a small 24 room luxury hotel. It features a world class wine bar and tasting room, a 5 star restaurant and bar, private meeting rooms and event spaces with courtyards and plazas.

The hotel rooms range from 40m<sup>2</sup> to 60m<sup>2</sup> suites with private courtyards and balconies with panoramic views of the surrounding area.

The building features a facade constructed of traditional Chinese brick. However, the brick is organized to create an every changing pattern of opening and closing. The facade appears to move as the viewer passes by the hotel. This also creates privacy screens of brick that allow ample views while allowing light to pass thru the brick screen.

**CLIENT/OWNER**  
Wide Horizon, Ltd.

**TOTAL SQUARE FOOTAGE**  
105 m<sup>2</sup>

**TOTAL COST**  
\$6.5 million

**COMPLETED**  
2018

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
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## THE 88

SAN JOSE, CALIFORNIA

This project is an integral part of the “Heart of the City” re-development effort to revitalize the city of San Jose. This high-density, urban tower provides 197 for-sale condominiums and 32,000 square feet of retail, restaurants and entertainment venues, adding much-needed housing and a vibrant public gathering place to the community. The design juxtaposes a signature 22-story high-rise tower with a mixed-use component. The tower rises from the mid-rise structure below, overlooking the residential amenities - pool, recreation center and fitness facility located on the podium. A new pedestrian-oriented street lined with shops, trees, and outdoor seating bisects the city block. This transit-oriented development is directly adjacent to the VTA light rail system.

### CLIENT

CIM Group & San Jose Redevelopment Agency

### PROJECT TYPE

Mixed-Use

### PROJECT COMPONENTS

32,000 sq.ft. Retail Space

197 Residential Units

Five Levels of Structured Parking



# KAKA'AKO

## HONOLULU, HAWAII

Kaka'ako is a commercial and retail district of Honolulu, Hawaii between Ala Moana near Waikiki to the east and downtown Honolulu and Honolulu Harbor to the west. The emerging live-work-play urban neighborhood appears to be just what is needed as Hawaii's changing demographics and lifestyles combine with the new service and information economy. The area's redevelopment is still in its early stages, but already experiencing robust sales of both workforce and luxury condos. Kamehameha Schools' nine-block area on the Ewa end of Kaka'ako, centered on Keawe, Auahi, and Coral Streets, is being transformed under the master plan. With a "people-first, pedestrian approach," the design includes green space, restaurants, shops and open-air gathering places.

**CLIENT**

Kamehameha Schools

**PROJECT TYPE**

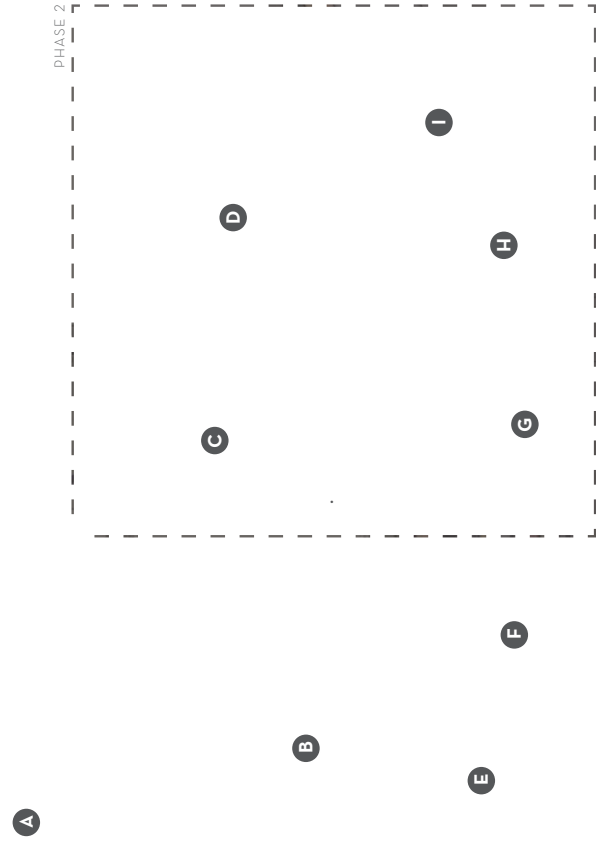
Urban Mixed-Use Development

**COMPONENTS**

Retail and Dining

Office

Structured Parking



- RESIDENTIAL
- RETAIL / F+B
- RESIDENTIAL OVER RETAIL



## STADIUM-BASED MIXED-USE CONCEPT

SANTA CLARA, CALIFORNIA

This mixed-use retail, office, hospitality and entertainment venue was conceived for a site directly adjacent to the new Levi's Stadium, the permanent home of the San Francisco 49ers. In response to an invited competition, the design team envisioned a design concept that incorporates a diagonal canopy-covered spine that connects the various components and defines a journey through retail, dining and entertainment nodes. An internal street, which will provide a link to the stadium and other development to the north, will also be home to an "off the grid" dining experience with food trucks and a temporary stage for events.

### CLIENT

Lowe Enterprises

### PROJECT TYPE

Mixed-Use Development

### PROJECT COMPONENTS

- 200-Key Full Service Hotel
- 150-Key Limited Service Hotel
- 125,000 SF Retail, Dining & Entertainment Office Towers (300,000 SF)
- 450-Space Parking Structure



# 148 GIANG VO MIXED-USE LOTUS BLOSSOM

HANOI, VIETNAM

The lotus is known as an exquisite flower, symbolizing the purity, serenity, commitment and optimism of the future as it is the flower which grows in muddy water and rises above the surface to bloom with remarkable beauty. The two towers would compose themselves as layered lotus pedals, elegant pleats descending down the facade while the podium serves as the metaphorical root of the blossoming towers. There's an opportunity for illuminating lights across the facade to act as a landmark, transforming the tower's silhouette from day to night.

CLIENT  
Vingroup

PROJECT TYPE  
Urban Mixed-Use

COMPONENTS  
5,520 SM Education Facility  
28,200 SM Retail Podium  
33,250 SM Hotel  
160,753 SM Office Tower



## 148 GIANG VO MIXED-USE DRAGON AND PHOENIX

### HANOI, VIETNAM

Hanoi, the capital of Vietnam, was known in ancient times as Thăng Long meaning “to grow, to develop, to rise, to fly, or to ascend”. The two towers of Giang Vo draw inspiration from two historical figures of significance to Vietnam, the Phoenix and the Dragon. Juxtapose these two sacred animals have the potential to introduce sophisticated architectural language to the twin towers, adding dynamic textural variations to facade of the building. The combination of the dragon and phoenix symbolizes prosperity and peace, just as the two towers would compliment and resonate each other’s characters.

CLIENT  
Vingroup

PROJECT TYPE  
Urban Mixed-Use

COMPONENTS  
5,520 SM Education Facility  
28,200 SM Retail Podium  
33,250 SM Hotel  
160,753 SM Office Tower



## UPTOWN WARNER

LOS ANGELES, CALIFORNIA

Uptown Warner is an example of SB Architects capabilities in urban mixed-use master planning. A 46-acre industrial parcel next to LA's Orange Line Bus Rapid Transit (BRT), the master plan is transit oriented and pedestrian friendly. Over 2,000 new homes will be created with amenities including restaurants, cafes, boutique retailers, a new plaza and numerous pocket parks. The master plan includes a wide range of uses including townhomes, apartments, condominiums, senior housing, as well as commercial office and a hotel with branded service apartments—all coming together to create a diverse and sophisticated new community.

### CLIENT

Greenland USA

### PROJECT TYPE

Urban Mixed-Use Master Planning

### COMPONENTS

46 Acres Former Industrial Land  
80,000 SF Retail and Restaurants  
200,000 SF Commercial Office  
125 Key Hotel  
175 Branded Residences  
1600 Multi-Family Residences  
440 Townhomes  
Plaza and Park Spaces



### American Express New Regional Headquarters, Sunrise, Florida

Client: Perkins + Will

Contact: Pat Bosch or Carlos Chiu

Contact Telephone: 305-569-1333

Description of Services: The two glass-sided modern buildings spanning 400,000-SF, on the southeast corner of Northwest 136th Street and Sunrise Boulevard, is a new regional headquarters for American Express that will house about 3,000 employees in customer service, travel-related services, marketing, human resources, legal services and other internal operation jobs. The financial services company has been a part of South Florida for more than 40 years' operating out of five different offices but was outgrowing their offices and decided to build a new headquarter office with the design focusing to please employees and keep them productive -- a concept they call blue work. The new headquarters includes elevators and staircases in a naturally lit space, on-site nurses an exercise center, back-up daycare for employees' children, a cafeteria and room for private parties, Starbucks-trained baristas, a play room with video and other games, concierges for their technology needs, quiet rooms for contemplation, and even booths to make private phone calls. Outside, 675 trees were planted with walking paths and a bike-share program to easily get across the 40-acre property. Members of the KEITH Team were responsible for planning and landscape architecture for the overall project site from conceptual through construction. The project utilized native and Florida friendly landscape as well as coordinated with drainage areas to create a sustainable approach to the overall site development. Parking areas were designed with natural areas to accommodate runoff prior to entering the nearby canals and water ways.

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*View from Michigan Ave.*

## **Bergamot Station Arts Center**

Santa Monica, CA



This project is the master plan of Bergamot Station, an internationally known art center comprised of a series of industrial buildings converted into 45 art galleries including the Santa Monica Museum of Art. The program includes a ground level studio/gallery space with three artist live/work loft spaces above.

The project evolved as a carefully considered response to its context: a primary palette of materials was established with regard to the existing industrial materials at the site. Corrugated metal, steel and glass blend in with the surrounding context while cold rolled steel and translucent lexan panels create moments of distinction in the details of the building that set it apart and help

establish its idiosyncratic identity. Nestled in between existing warehouse buildings on a narrow site, the facade facing the interior of the site unfolds itself gracefully along a canted corrugated metal plane that extends itself into the residual space produced by the adjacent buildings turning what was once experienced as in between and perhaps undefined space into one that now flourishes as a kind of courtyard or piazza for itself and the surrounding buildings. In fact, this residual space is now often used to host outdoor receptions and special events.

**CLIENT/OWNER**  
City of Santa Monica

**TOTAL SQUARE FOOTAGE**  
22 acres

**TOTAL COST**  
\$8.2 million

**COMPLETED**  
2004

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
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*Detail view of the Bergamot facade (upper left), Loft interior (upper right). View of the Bergamot entry facade (below)*

*View of the main street entry showing the facade made from industrial broom technology..*

## **Benchmark Offices**

Culver City, CA



The Benchmark project is new construction of a sales, showroom, and warehouse facility for building materials supplier of designer finished products. This two-story plus basement steel-framed building with 5400 SF of subterranean parking. Consisting of administrative offices, retail showroom, and warehouse space, the design incorporates educational facilities for designers, clients, and contractors, as well as displays of window, door, and hardware material.

Starting with a simple tin shed “Butler” building, the design floats an interior platform within, leaving the interior largely open and achieving a striking impression of

expansive space. The exterior skin on the front facade is removed to create large display windows. These windows are strategically shaded and enhanced by a wall of industrial brooms, which appear to change from opaque to transparent depending on the angle of observation.

The building is rendered 100% energy neutral from the grid by the use of photovoltaic panels. In addition, these panels are incorporated into the aesthetic program of the rear facade, as well as providing shading and a canopy for the primary entrance.

**CLIENT/OWNER**  
Benchmark, Inc.

**TOTAL SQUARE FOOTAGE**  
16,000 SF

**TOTAL COST**  
\$3.5 million

**COMPLETED**  
2007

**ARCHITECT**  
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*Fabrication of the broom facade (upper left), Solar entry canopy (upper right), aerial view showing the 50kw solar system that provides 100% of the building's power needs (below)*

*View from the garden looking at the north facade towards the lobby and main entry.*

## Metalsa Center for Manufacturing Innovation

Monterrey, Mexico



This research facility designs and manufactures automotive heavy truck chassis for nearly every major auto manufacturer. Located in Mexico's Research Park for Technical Innovation (PITT), a science and technology park, which is a partnership between government, universities and the private sector to seek economic growth through technical innovation. The 1000 hectare campus is host to more than 50 research centers devoted to R&D as well as the development of technology innovation in nanotechnology, biotechnology, mechatronics and advanced manufacturing, information technology, clean energy and advanced materials development.

The building's form is a direct

response to the climate, site, and ecology that envelop it and the desire for a flexible, high-performance workplace. Many of the integrated passive design strategies, such as daylighting and natural ventilation, strongly support both energy and human performance.

The approach to this project was to create the healthiest, most effective and comfortable work environment that would enhance human performance while maintaining the functionality of a typical high bay industrial space. The building serves as an example of these ideas and is a living laboratory to influence others in the building industry to pursue low energy high performance industrial research facilities.

**CLIENT/OWNER**  
The Proeza Group

**TOTAL SQUARE FOOTAGE**  
55,000 SF

**TOTAL COST**  
\$3.3 million

**COMPLETED**  
2012

**ARCHITECT**  
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*Interior engineering research team area (above left), entry view at night (above right), overview showing the perforated metal facade and north facing clerestory windows (below).*

*Lobby, conference room and cafe in renovated warehouse (above), Entry view (opposite).*

## **Trailhead Film Studio**

Santa Monica, CA



This project is a conversion of a 1940's bow-truss industrial warehouse into a creative office for a small film editing company. Form such as offices, edit rooms, conference room and other enclosed spaces do not touch the bow-truss ceiling to allow the relatively small studio to feel more open because one can see the ceiling from the front to back of the space.

Careful attention has been given to the placement of electrical and air conditioning line to keep hidden from view to maintain a clear, clean and uncluttered look. This also allow the bow truss shell to be seen in it's simple unaltered beautiful condition.

**CLIENT/OWNER**  
Stoneyroad Productions

**TOTAL SQUARE FOOTAGE**  
3,600 SF

**TOTAL COST**  
\$2,80,000

**COMPLETED**  
2004

**ARCHITECT**  
Brooks + Scarpa  
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*Main client lobby and CGI rooms.*

## **Click3xLA**

Santa Monica, CA



The design for Click 3X LA transforms an industrial wasteland into a dramatic setting for a digital effects and animation studio. Located at Bergamot Station, the internationally known art center, this renovation and expansion involved adding 2500 sq. ft. To an existing 6,500 sq. Ft. Industrial building formerly used to manufacture residential water heaters. The dense, technologically-rich program includes Inferno rooms used to create visual effects and computer animation for TV commercials and shows and large format movies. Also included are several other computer animation studios, avid rooms, CGI suites, open production space, conference rooms, executive offices and a machine room housing

sophisticated visual effects computers.

The architecture confronts the user, while maintaining a spatial continuity and sensation of vastness characteristic of the industrial warehouse buildings at Bergamot Station. Bold, almost primitive, sculptural forms are intentionally large and expressive. Attention was paid to creating unbroken visual corridors that extend the entire length of the space. Simultaneously, the design creates opportunities for more intimate, internally-focused moments. This diversity of spatial experience deftly reconciles both functional needs and the firm's desire for a dynamic, cutting-edge workplace.

**CLIENT/OWNER**  
Peter Corbett

**TOTAL SQUARE FOOTAGE**  
9,000 SF

**TOTAL COST**  
\$405,000

**COMPLETED**  
1999

**ARCHITECT**  
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*Small conference room (above left), entry view (above right), view towards reception desk and offices (below).*

*New entry and facade replacing the old (above), view of the renovated building and third floor addition (opposite above), new lobby (below opposite), before renovation (insert opposite).*

## **MGA Entertainment**

Chatsworth, CA



This project calls for an adaptive reuse and extension of the former Los Angeles Times printing facility for MGA, the leading maker of children's toys and family entertainment, including the award-winning Bratz dolls. MGA's headquarters building, located in Chatsworth, California, will accommodate administrative offices, the Global Operations department, a photo studio, design and development departments for various product lines, and their entire North American sales facility.

The existing 2-story main building and smaller surrounding buildings will be modified, adding floors and mezzanines, to become one 4-story, 250,000 SF building. In addition to office space, the building will

house various support functions: a fitness center, food service/ dining, a childcare center, a product showroom, and a film and sound stage. Outside there will be a dining area and various water features.

**CLIENT/OWNER**  
MGA

**TOTAL SQUARE FOOTAGE**  
250,000 SF

**TOTAL COST**  
\$85 million

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
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tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)



## 1149 ASHFORD

SAN JUAN, PUERTO RICO

Located on San Juan's famed Condado Beach along Ashford Avenue, this infill project provides panoramic views and iconic design in every direction. The 24-story tower offers a collection of designer-appointed residences with stunning floor-to-ceiling city and ocean vistas. The monolithic structure will be clad in a mosaic of glass and opaque colored panels, mimicking the colors of the sea. This luxury tower provides residents with a wealth of amenities including a fitness center, steam room, yoga studio, beachfront pool and rooftop lounge area. A ground-floor retail space on Ashford Avenue will connect the building to the vibrant neighborhood culture.

**CLIENT**

Paulson & Company, Inc.

**PROJECT TYPE**

Multi-Family Residential

**PROJECT SIZE**

300', 24 Levels

**PROJECT COMPONENTS**

80 Residential Units

40 Public Parking Spaces

125 Resident Parking Spaces

5,000 sq.ft. Retail Space

3,500 sq.ft. Amenity Space

**COMPEITION DATE**

2019



## ONE ST. PETERSBURG

ONE ST. PETERSBURG, FLORIDA

One St. Petersburg brings together 253 luxury residences in a 41-story tower, a 174-key Hyatt Hotel, and an array of shopping and dining experiences in a new structure that is bound to have a profound impact in this city's waterfront. Located on a prime parcel in the center of downtown, the new tower will be a block from the city's Beach Drive. When complete, One St. Petersburg will be the city's tallest structure. The active, street-level retail will encompass an entire city block, enlivening both One St. Petersburg and the entire downtown area.

CLIENT  
Kolter Urban LLC

HOTEL OPERATOR  
Hyatt

PROJECT TYPE  
Multi-Family Residential

PROJECT SIZE  
450', 41 Levels

COMPONENTS  
253 Residential Units  
174 Key Hotel  
One City Block of Street-Front Retail

COMPLETION  
2018



# 100 LAS OLAS

FORT LAUDERDALE, FLORIDA

Soaring above bustling Fort Lauderdale, 100 Las Olas will be the city's tallest building. Designed with a contemporary aesthetic utilizing curved geometric shapes clad in steel and glass, the mixed-use development features ground floor retail/dining and a grand lobby leading to the separate functions of hotel, residential and parking. The Kolter Group has designed this 46-story exclusive urban haven nestled among the vibrant and growing community of Las Olas, combining contemporary luxury with ultimate connectivity. The project includes luxury residences, a Hyatt branded full-service hotel, retail space and an outdoor plaza.

**CLIENT**

**Kolter Homes**

**PROJECT TYPE**

**Multi-Family Residential**

**PROJECT SIZE**

**499', 46 Levels**

**PROJECT COMPONENTS**

**238 Key Hotel**

**121 Residential Units**

**8,500 sq.ft. Retail Space**

**520 Structured Parking Spaces**

**COMPLETION DATE**

**2020**



## 72 TOWNSEND STREET

SAN FRANCISCO, CALIFORNIA

Located in the heart of San Francisco's sought-after South Beach / SoMa district, this new 74-unit building, with luxury condominiums and spacious lofts, positions residents in the middle of a vibrant hub of nightlife, culture and commerce. The design incorporated the original façade into a contemporary nine-story glass-and-steel frame luxury condominium building. The distinctive lobby was inspired by boutique hotels and features both bold and natural materials. With its striking stone floors and walls, historic-salvaged wood beams and custom artwork, the lobby is accented by a unique wood-wall sculpture and reception desk. The Resident's Hospitality Lounge offers a refined space for entertaining or unwinding. Sky Terrace is an expansive 8th floor private rooftop oasis presenting a truly elevated entertainment experience.

CLIENT  
72 Townsend, LLC

PROJECT TYPE  
Multi-Family Residential

PROJECT SIZE  
28,900 sq.ft.

COMPONENTS  
74 Residential units  
5,000 sq.ft. commercial space

COMPLETION DATE  
2016



## 2538 TELEGRAPH

OAKLAND, CALIFORNIA

Located in the heart of downtown Oakland, just one block from the 980/580 interchange and three blocks from the city's first Whole Foods market, 2538 Telegraph presents an excellent opportunity to provide an iconic residential project for those working in growing technology industries near Oakland, Emeryville and San Francisco. 2538 Telegraph brings together residential and street-level retail to create a focal point within this bustling area of Oakland. On the prominent corner of 26th and Telegraph, retail spaces measure 20 feet in height, activating the street. The 97 rental apartments provide a variety of unit sizes and types to meet the housing needs of a cross-section of residents.

### CLIENT

DR 26th Street, LLC

### PROJECT TYPE

Mixed-Use Community

### PROJECT COMPONENTS

97 Residential Units

7,500 SF Retail

Parking Stackers



## STRATA AT MISSION BAY

SAN FRANCISCO, CALIFORNIA

This mixed-use project is part of the Mission Bay development, an extensive redevelopment effort in downtown San Francisco. Located just a few blocks from the city's downtown ballpark, this project is part of a movement to create a new residential neighborhood and retail destination. The building combines a modern, urban architectural vernacular with a community-oriented approach to massing and street presence. Two-story retail spaces (limited in size to encourage local business) front Fourth Street, with two-story townhouses opening onto the smaller "neighborhood" streets on both sides of the project. Residential parking is tucked behind the retail and townhouses, topped by an expansive third-story podium with a clubhouse and outdoor gathering spaces.

CLIENT

Urban Housing Group

PROJECT TYPE

Urban Mixed-Use

PROJECT SIZE

192 Residences  
10,000 SF Street-Front Retail



## UNION STREET

SAN FRANCISCO, CALIFORNIA

This project in San Francisco's Mission District combines flats and two-level townhouses for a total of 76 for-sale residential units. An existing three-story brick warehouse has been transformed into 23 residential units. A new courtyard building adjacent to the warehouse houses 53 units. Five levels of residences overlook a courtyard situated one level below grade, with four levels overlooking street views. Parking is housed in two levels below the courtyard. The design of the new construction is distinctly urban in character. An eclectic vocabulary of architectural references reflects the neighborhood, which includes residential, industrial, commercial and retail enterprises. A mixture of materials, combined with set-back elements, bays and covered balconies, creates a lively facade.

### CLIENT

Palisades Development Group

### PROJECT TYPE

Multifamily Residential/Adaptive Re-Use

### PROJECT SIZE

76 For-Sale Condominiums

62 Parking Spaces



## MARRIOTT'S OCEANA PALMS

RIVIERA BEACH, FLORIDA

As MVCI's 50th resort, Marriott's Oceana Palms holds a distinctive place in the company's development history. With architecture and interiors that are vibrant and contemporary, this project provides a fresh take on the traditional Palm Beach lifestyle. The two 19-story towers contemporary in style, with a subtle reference to the Art Deco vernacular so prevalent in the architectural history of South Florida. Building floor plates step inward as they move toward the beachfront, maximizing ocean views for every unit. A landscaped event lawn between the two towers provides a lush backdrop for the resort's central arrival pavilion. A covered relaxation area under the oceanfront tower overlooks the resort's beachside pool area and the ocean beyond.

### CLIENT

Marriott Vacation Club International

### PROJECT TYPE

Vacation Ownership Resort

### COMPONENTS

169 Residences

Restaurant & Marketplace

Event Facilities

Fitness Center



## MARRIOTT'S OCEAN POINTE

PALM BEACH SHORES, FLORIDA

Marriott's Ocean Pointe delivers an unforgettable vacation experience here in Palm Beach Shores, with stylish rentals and superb resort amenities. SB Architects oversaw the design and construction of this eight-year development. The buildings were designed in a contemporary Mediterranean style with barrel tile roofs and arched balcony openings. Building footprints were designed in a V-shaped configuration – allowing the maximum number of residential units with unobstructed ocean views and direct access to the beach.

### CLIENT

Palisades Development Group

### PROJECT TYPE

Multi-Family Residential, Adaptive Re-Use

### COMPONENTS

76 For-Sale Condominiums

62 Parking Spaces



## 1060 BRICKELL AVENUE

MIAMI, FLORIDA

This mixed-use highrise, located at the prominent intersection of Brickell and Miami Avenues in downtown Miami, is a signature presence on the Miami skyline. Two elegant residential towers rise out of a 10-story parking deck, which include boutique street-front retail space on the first two levels. Designed in a sleek, contemporary style, the residential towers rise to 37 and 45 stories. Loft-style residential units wrap around the central parking core. Atop the parking podium, a lushly-landscaped pool deck and recreation area provide private outdoor space, as well as city and ocean views.

### CLIENT

Extell Development Company

### PROJECT TYPE

Highrise Residential

### PROJECT SIZE

69,677 SM

### COMPONENTS

570 Residential Units

2,322 SM Ground Floor Retail

840 Parking Spaces



## 1640 BROADWAY

OAKLAND, CALIFORNIA

1640 Broadway is a 34-story mixed-use residential tower with 254 units. At 39 floors, this will become the tallest building in Downtown Oakland. Fully entitled, the L-shaped structure will wrap around a pool deck and recreation area located on the podium above structured parking. A sky terrace on the 34th floor will offer additional outdoor amenities. The retail space on the ground floor will take advantage of the building's prominent corner location.

### PROJECT TYPE

Multi-Family Residential

### PROJECT SIZE

421,180 sq.ft.

### COMPONENTS

254 Residential Units

6,300 sq.ft. Retail Space



**City Vista, Pompano Beach, Florida**

Client: City Vista Associates, LLC

Contact: Oliver Pfeffer

Contact Telephone: 305-538-9552

Description of Services: City Vista is a mixed-use/mixed-income multifamily development consisting of residential, retail and office buildings, a parking lot and a Pedestrian Plaza. The primary 7-story building on Hammondville Road/Martin Luther King Boulevard has the majority of the residential units above the ground floor non-residential commercial area, in addition to 5- and 6-story buildings along NW 4<sup>th</sup> and 6<sup>th</sup> Avenues. The overall development will consist of 111 dwelling units and approximately 7,500-SF of retail and office space and supports the Northwest CRA's redevelopment efforts. KEITH prepared the site plan, including processing and recording a Plat Note Amendment through the City and Broward County. The team is performing complete surveying, engineering design, landscape and irrigation, utility coordination, permitting, construction administration and certification services. Additionally, we will provide Owner's Representative Services in order to ensure the integrity of the design intent and confirm to the owner and the city that the construction work has been completed in compliance with the approved documents and permits.

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July 24, 2018 / Page 2 of 3  
Supplemental Information – **Multifamily** – Evaluation Criteria 3D

**Broadstone Oceanside, Pompano Beach, Florida**

Client: Alliance Realty Partners, LLC

Contact: Robert Hall

Contact Telephone: 561-756-8980

Description of Services: KEITH is providing civil engineering, permitting, planning, landscape architecture, project coordination services for this 4.6-acre mixed-use development comprised of 204 apartments and seven two-story townhouses located on the intracoastal waterway in Pompano Beach. The development also includes a clubhouse, swimming pool, dog park, 27-slip boat dock, a five-story parking garage and lushly landscaped courtyards with fountains and seating areas.



**Las Olas Riverfront, Fort Lauderdale, Florida**

Client: Property Markets Group (PMG) and FSMY Architects

Contact: Jiro Yates

Contact Telephone: 954-764-6575

Members of the KEITH team worked as a project lead from concept development throughout the entitlement process for the Las Olas Riverfront development. The Riverfront project in downtown Fort Lauderdale is a mixed-use development whose location creates a unique opportunity to tie together key districts and uses in the area. Located within the historic riverfront, the project serves to create an engaging and intuitive connection to Las Olas, the Riverwalk and the historic neighborhood. The project converts a large empty building façade and utility corridor backing up to the FEC corridor and opens it up to an open pedestrian mall that connects the Himarshee entertainment district with the Riverwalk along the New River. The team developed the conceptual plans for the pedestrian and vehicular arrival courtyards and also created the pedestrian connections along the FEC corridor and Riverfront.



*Upper courtyard showing community room with green roof and housing units above.*

## The Six Affordable Housing

Los Angeles, CA



The SIX is a 57-unit affordable housing project provides a home, support services and rehabilitation for disabled veterans. It is located in the MacArthur Park area of Los Angeles. MacArthur Park has one of the highest densities in the USA with over 38,000 people per square mile and a total population of 120,000 people in 2.72 square miles.

Offering shelter and comfort, the SIX breaks the prescriptive mold of the traditional shelter by creating public and private “zones” in which private space is deemphasized, in favor of large public areas. The organization of the space is intended to transform the way people live-away from a reclusive, isolating layout towards a community-oriented, interactive space.

The ground level contains offices, support spaces for the veterans, bike storage and parking while the second level has a large public courtyard. Surrounded by four levels of housing units with balconies wrapped with a wood screen made from recycle planking the courtyard has large openings with green roofs that visually connects the space to the street on the lower level beyond. This allows the tenants to enjoy a secured open space while still connecting to the larger community.

The uppermost level has a green roof, large public patio and edible garden with panoramic views of the area.

**CLIENT/OWNER**  
Skid Row Housing Trust

**TOTAL SQUARE FOOTAGE**  
41,000 SF

**TOTAL COST**  
\$9.1 million

**COMPLETED**  
2015

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)

*Courtyard, green roofs and roof deck (above), View of main entry from street(below).*

*View along 5th Street in downtown showing the street facade.*

## Step Up on 5th

Santa Monica, CA



The new building provides a home, support services and rehabilitation for the homeless and mentally disabled population. The new structure provides 46 studio apartments of permanent affordable housing. The project also includes ground level commercial/retail space and subterranean parking.

Custom water jet anodized aluminum panels on the main façade creates a dramatic screen that sparkles in the sun and glows at night, while also acting as sun protection and privacy screens. The material reappears as a strategic arrangement of screens on east and south-facing walls, lending a subtle rhythm to the exterior circulation walkways

and stairs. South-facing walls filter direct sunlight with asymmetrical horizontal openings that lend unexpected visual depth while creating a sense of security for the emotionally sensitive occupants. Enhancing the structure's geometric texture, the irregular array of openings variably extrudes from the building's surface.

Project density is 246 units/acre, higher than the average density of New York City.

**CLIENT/OWNER**  
Step Up

**TOTAL SQUARE FOOTAGE**  
32,000 SF

**TOTAL COST**  
\$11.4 million

**COMPLETED**  
2009

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)

*Street view showing retail and units above left), Tenant courtyard with perforated shade screen (above right), View of main entry from street (below left), detail of the water-jet cut perforated aluminum shade and privacy screens (below right)..*

*Balcony Detail showing the metal shade fins.*

## **Rosa Gardens**

Palm Springs, CA



Rosa Gardens is a 57-unit affordable apartment building consisting of 2 and 3-bedroom family units with a common laundry room, community room and other family amenities on 4.75 acres of previously developed land. The project is certified LEED for Homes “GOLD” rating.

Rosa Gardens distinguishes itself from most conventionally developed projects in that it incorporates energy efficient measures that exceed standard practice, optimize building performance, and ensure reduced energy use during all phases of construction and occupancy. The planning and design of the project emerged from close consideration and employment of passive solar design strategies. These strategies

include: locating and orienting the building to control solar cooling loads; shaping and orienting the building for exposure to prevailing winds; shaping the building to induce buoyancy for natural ventilation; designing windows to maximize day lighting; shading south facing windows and minimizing west-facing glazing; designing windows to maximize natural ventilation; shaping and planning the interior to enhance daylight and natural air flow distribution. While California has the most stringent energy efficient requirements in the USA, Rosa Gardens incorporates numerous sustainable features that exceed state mandated Title 24 energy measures by more than 30%.

**CLIENT/OWNER**  
Coachella Valley Housing  
Corporation

**TOTAL SQUARE FOOTAGE**  
85,000 SF

**TOTAL COST**  
\$12.5 million

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)

**COMPLETED**  
2011

*View towards the main entry showing a covered porch with deep overhangs for sun protection (above), main courtyard with community room beyond (below).*

*View from Pico Blvd. showing the main entry and private courtyard behind the community room with green roof.*

## 430 Pico

Santa Monica, CA



Pico Place is a 32-unit LEED Platinum affordable apartment building consisting of 2 and 3-bedroom family units with a common laundry room, community room and subterranean parking.

The project provides a connection between the tall Sheraton hotel to the east and the beach to the west by placing the building volume on each side of the property and opening up the project's center to create an enclosed, residential interior courtyard.

Strips of fabric floating above the courtyard offer a variation in material and a sense of place while shading the courtyard and providing privacy from the hotel overlooking the building. By placing a one-story community room along Pico Blvd. and

creating a 'frame' that unifies the project, the interior courtyard can be seen from the street, while also remaining semi-private. This allows courtyard activity to spill out to, and provides a pedestrian connection with Pico Blvd. protecting the residential properties across the alley from the courtyard noise and activity.

Sustainability is an important component of the design; shading, natural light and ventilation, along with proper building orientation to induce buoyancy and natural breezes. A small green roof is positioned to take advantage of, and contribute to the pedestrian nature of the street. The building exceeds California Title 24 requirements by more than 25%.

**CLIENT/OWNER**  
Community Corporation  
of Santa Monica

**TOTAL SQUARE FOOTAGE**  
41,000 SF

**TOTAL COST**  
\$13 million

**COMPLETED**  
2013

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)

*Views of the courtyard showing the shade canopies, and courtyard connection to the subterranean garage below. Main courtyard showing the community room with green roof.*

*Detail view of the main entry facade solar panel wall.*

## **Colorado Court**

Santa Monica, CA



Colorado Court is not only the first building of its type in the country to be 100% energy neutral, but also the first to achieve a LEED “Gold” rating. Colorado Court has set the standard for future affordable housing projects, proving that energy efficiency is an attainable goal in concert with design excellence, economy of means, and livability.

Colorado Court distinguishes itself from most conventionally developed projects in that it incorporates energy efficient measures that exceed standard practice, optimize building performance, and ensure reduced energy use during all phases of

construction and occupancy. The planning and design of the 44 unit affordable housing project for low-income residents emerged from close consideration and employment of passive solar design strategies. Colorado Court also features a natural gas powered turbine/heat recovery system that generates the base electrical load and hot water demands for the building and a solar electric panel system integrated into the façade and roof of the building, which supplies most of the peak load electricity demand.

**CLIENT/OWNER**  
Community Corporation  
of Santa Monica

**TOTAL SQUARE FOOTAGE**  
30,150 SF

**TOTAL COST**  
\$5.2 million

**COMPLETED**  
2002

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)

*South facade from the SM Fwy entry to downtown (above left), North facade on Colorado (above right), Overview showing the building integrated PV system (below).*

*View from the reception area looking to the cafe and main entry.*

## **Gateway Affordable Housing**

Venice, CA



Gateway Apartments is a 21 unit  
100% affordable housing project located just  
east of Lincoln Blvd in Venice, CA.

**CLIENT/OWNER**  
Venice Community  
Housing

**TOTAL SQUARE FOOTAGE**  
21,000 SF

**TOTAL COST**  
\$5.4 million

**COMPLETED**  
2016

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)



*View along 2nd Street from the upper floors of the Miramar Hotel.*

## Miramar Affordable Housing

Santa Monica, CA



Named for Senator Jones, co-founder of Santa Monica, and his wife, who planted the historic fig tree, the design of this 30-unit family affordable housing project provides a spatial link to the substantial open space of the new Miramar site and treats the interior courtyard like a jewel box. Viewed from the Miramar site, the building's massing opens up to reveal a multi-layered courtyard, rich in materiality and connectivity.

Mirroring the spatial qualities of the Miramar site plan, the courtyard relates to its context by continuing the Miramar open space through the project and breaking down

the massing of the building on Second Street, allowing the face of the building to continue the street edge created by The Huntley Hotel. This massing allows views, light, landscaping and air to pass through the site, creating a more sustainable project while recognizing its neighbors across the alley.

Designed to be modern, yet taking its cues from history, The Jones House meets several LUCE objectives and creates an asset for the City and the Miramar, one of the finest luxury hotels in Southern California.

**CLIENT/OWNER**  
The Athens Group

**TOTAL SQUARE FOOTAGE**  
47,000 SF

**TOTAL COST**  
\$11.4 million

**COMPLETED**  
2016

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)

*Street view showing retail and units above left), Tenant courtyard with perforated shade screen (above right), View of main entry from street (below left), detail of the waterjet cut perforated aluminum shade and privacy screens (below right)..*

*Living room of one of the units along Brooks Ave (above), Facade detail showing the operable shade and privacy screens (opposite).*

## Murphy Brooks Lofts

Venice, CA



Located less than one block from the beach in Venice this 4-unit market rate loft project was developed using the Los Angeles small lot ordinance allowing multi-family zoned lots to be subdivided into condo tracts without special entitlements.

**CLIENT/OWNER**  
Venice Properties

**TOTAL SQUARE FOOTAGE**  
9,800 SF

**TOTAL COST**  
\$2.6 million

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Stauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)

**COMPLETED**  
2014



*View of the entry courtyard from Broadway showing the perforated aluminum shade screens and facade..*

## **Broadway Affordable Housing**

Santa Monica, CA



Broadway Court distinguishes itself from most conventionally developed projects in that it incorporates energy efficient measures that exceed standard practice, optimize building performance, and ensure reduced energy use during all phases of construction and occupancy. The planning and design of Broadway Court emerged from close consideration and employment of passive solar design strategies. These strategies include: locating and orienting the building to control solar cooling loads; shaping and orienting the building for exposure to prevailing winds; shaping the building to induce buoyancy for natural ventilation; designing windows to maximize day lighting; shading south facing windows and minimizing

west-facing glazing; designing windows to maximize natural ventilation; shaping and planning the interior to enhance daylight and natural air flow distribution.

The building is loaded with energy-saving and environmentally benign or “sustainable” devices. Materials conservation and recycling were employed during construction by requiring all waste to be hauled to a transfer station for recycling. The overall project achieved more than a 75% recycling rate. Each apartment will be equipped with water-saving dual flush toilets and many other energy conserving devices.

**CLIENT/OWNER**  
Community Corporation  
of Santa Monica

**TOTAL SQUARE FOOTAGE**  
48,300 SF

**TOTAL COST**  
\$8.6 million

**COMPLETED**  
2007

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)

*Views of the courtyard showing the shade canopies and trees planted in the below grade garage (upper left), corner of Broadway and 14th (upper right), facade detail view (lower left), detail of the recycled aluminum can facade (lower left).*

*View from Fairfax Blvd.*

## **Orange Grove Lofts**

West Hollywood, CA



Orange Grove is a five-unit for sale market rate loft project, featuring ceiling heights up to 30 feet. The building is sensitively designed and compatible with the neighborhood, but differs in material palette and scale from its neighbors. Referencing architectural conventions of modernism rather than the pitched roof forms of traditional domesticity, the project presents a characteristic that is consistent with the eclectic and often unconventional demographic of West Hollywood. Distinct from neighboring structures, the building creates a strong relationship to the street by virtue of its large amount of highly usable balcony area in the front façade.

While there are dramatic and larger scale elements that define the building, it is also broken down into comprehensible human scale parts, and is itself broken down into two different buildings. Orange Grove displays a similar kind of iconoclasm as the Schindler House, an icon of California modernism, located a short distance away. Like the Schindler House, the conventional architectural elements of windows and porches are re-conceived as an abstract sculptural ensemble, in this case referencing a paradigm based on the space, light, and industrial materials of the loft.

**CLIENT/OWNER**  
Urban Environments, Inc.

**TOTAL SQUARE FOOTAGE**  
6,700 SF

**TOTAL COST**  
\$1.25 million

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)

**COMPLETED**  
2007

*Rear yard (above), Interior views of the living space (below).*

## TOWN CENTER

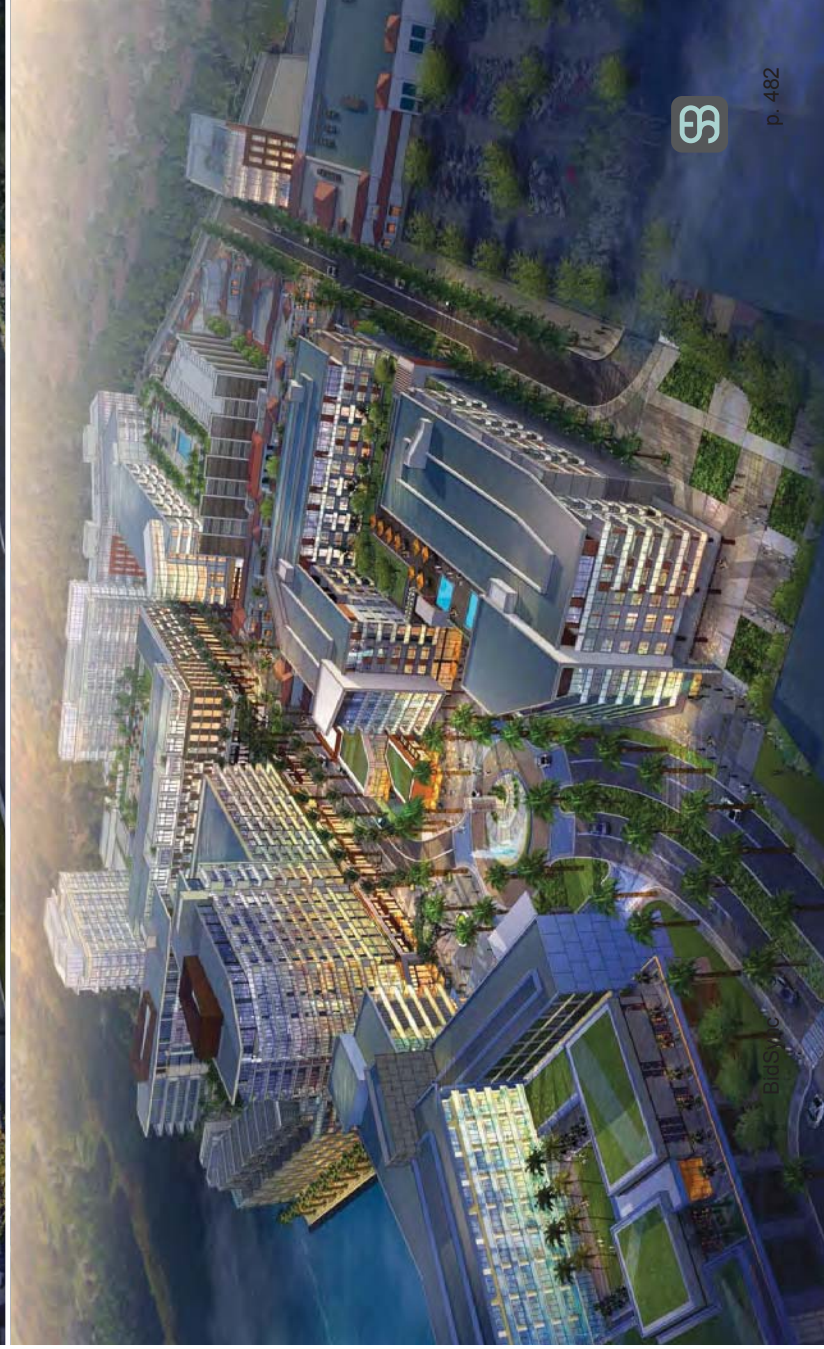
### SOUTH FLORIDA

Despite a surplus in U.S. retail space, some developers are building more, just not in the form of malls. The target clientele: discerning professionals in pursuit of integrated pedestrian-focused developments that have all the urban trappings. This town center mixed-use development will transform an underperforming retail center into a vibrant lifestyle destination. The 23.5-acre site will include a residential program connected by commercial, retail, and hospitality venues. Envisioned as an upscale urban neighborhood, with a charming main street and central courtyard, this project is deemed a smart growth strategy for the city. Best in class retail, entertainment and restaurant concepts and consumers alike are seeking out engaging and interactive environments that emphasize the experience and captivate shoppers with food and fun, foster community connections and elevate curb appeal.

CLIENT  
Witkoff

PROJECT TYPE  
Mixed-Use

COMPONENTS  
800-Residential Units  
170-Key Hotel  
158,800 sq ft Retail Space  
121,600 sq ft Office Space



# WESTFIELD BROWARD MALL

PLANTATION, FLORIDA

This project re-visions a property that currently holds a Sears full-line store, at Westfield Broward Mall in Plantation, Florida. The new plan consists of a design that re-imagines 175,000 SF of retail and dining space within the 1,000,000 SF shopping center. Explanade is an example of Sears Holdings' strategy of re-purposing existing real estate assets, transforming one of the largest retail real estate portfolios in the United States.

**PROJECT TYPE**  
Mixed-Use Redevelopment

**COMPONENTS**  
175,000 SF Retail and Dining  
45,000 + Parking Spaces

Broward County Board of  
County Commissioners

PNC2116748P1



# ESPLANADE AT AVENTURA

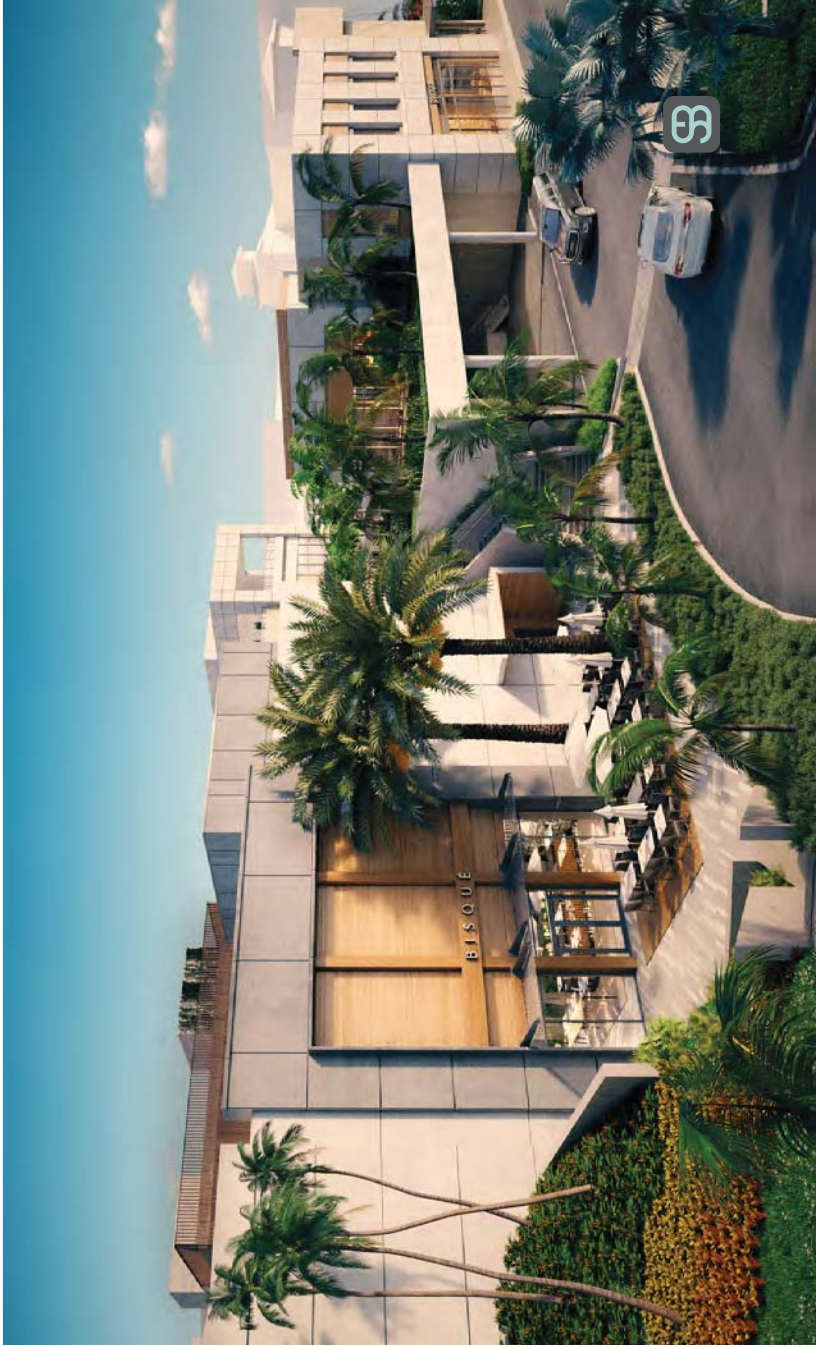
AVENTURA, FLORIDA

This project re-visions a property that currently holds a Sears full-line store, Sears Auto Center and adjacent surface parking. The new plan, submitted to the city of Aventura in November 2014, is a contemporary open-air collection of shops and restaurants. The new plan creates a vibrant outdoor shopping and entertainment village that will complement the existing Aventura Mall - one of the most successful in the nation - directly adjacent to the property, yet provide its own unique destination. Esplanade is an example of Sears Holdings' strategy of re-purposing existing real estate assets, transforming one of the largest retail real estate portfolios in the United States.

CLIENT  
Sears Holdings

PROJECT TYPE  
Mixed-use Redevelopment

COMPONENTS  
250,000 - 350,000 SF Retail and Dining  
Structured Parking



# RESORT AT HEAVENLY

SOUTH LAKE TAHOE, CALIFORNIA

In a town best known for its dramatic Sierra mountainscapes that afford skiers fresh powder and summer lakeside splendors, this destination is a year-round respite amongst the natural beauty of Lake Tahoe. Supported by material and landscaping details, the design reflects the desire for an authentic urban mountain experience. The combination of both horizontal and vertical integration creates a thriving development, connecting users and uses at street level. With its endless array of shops, countless cafés, bars, patios and restaurants, and legendary après nightlife, The Resort at Heavenly is a destination unto itself. One part quaint mountain village, one part international cultural mecca, it seduces you with an energy and style that truly sets it apart.

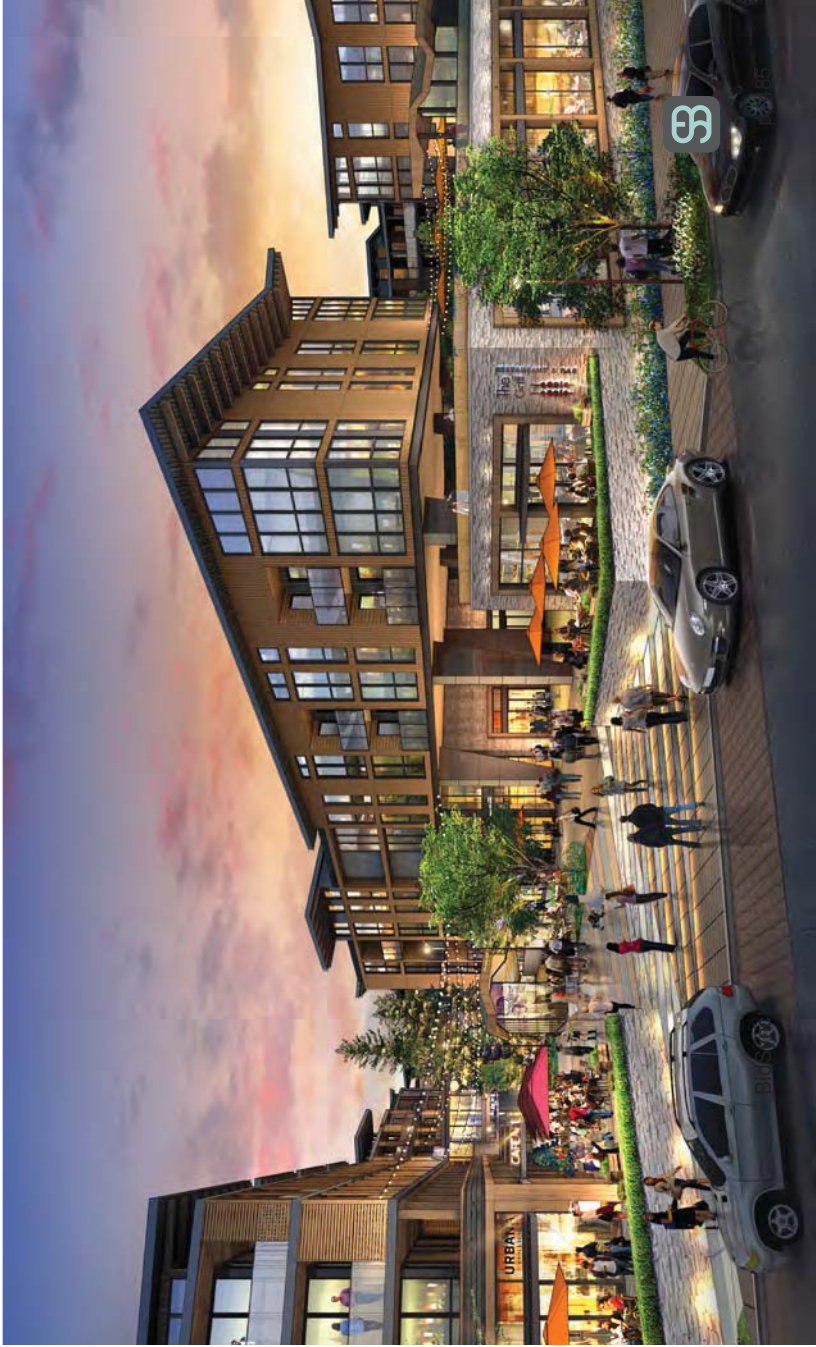
**CLIENT**  
South Tahoe Development

**PROJECT TYPE**  
Destination Resort  
Resort Residential

**COMPONENTS**  
135-Key Hotel  
218 Condo Units  
Full-Service Spa  
142,000 SF Retail Village

Broward County Board of  
County Commissioners

PNC2116748P1



# SOUTH FLORIDA TOWN CENTER

SOUTH FLORIDA

This is a repositioning of an existing retail asset utilizing a plot of land adjacent to an established mall, this project introduces a vibrant lifestyle center to an existing traditional mall environment. This 19 acre site consists of flagship retail, a variety of unique shopping and dining experiences, two 10-story multi-family apartment towers, with 360 residential units and lends itself to increased pedestrian walkability at Florida Town Center. Esplanade is an example of re-purposing existing real estate assets, transforming one of the largest retail real estate portfolios in the United States.

**PROJECT TYPE**  
Urban Mixed-Use

**PROJECT COMPONENTS**

122,000 SF Flagship Retail

46,000 SF Small Retail

53,000 SF Food & Beverage

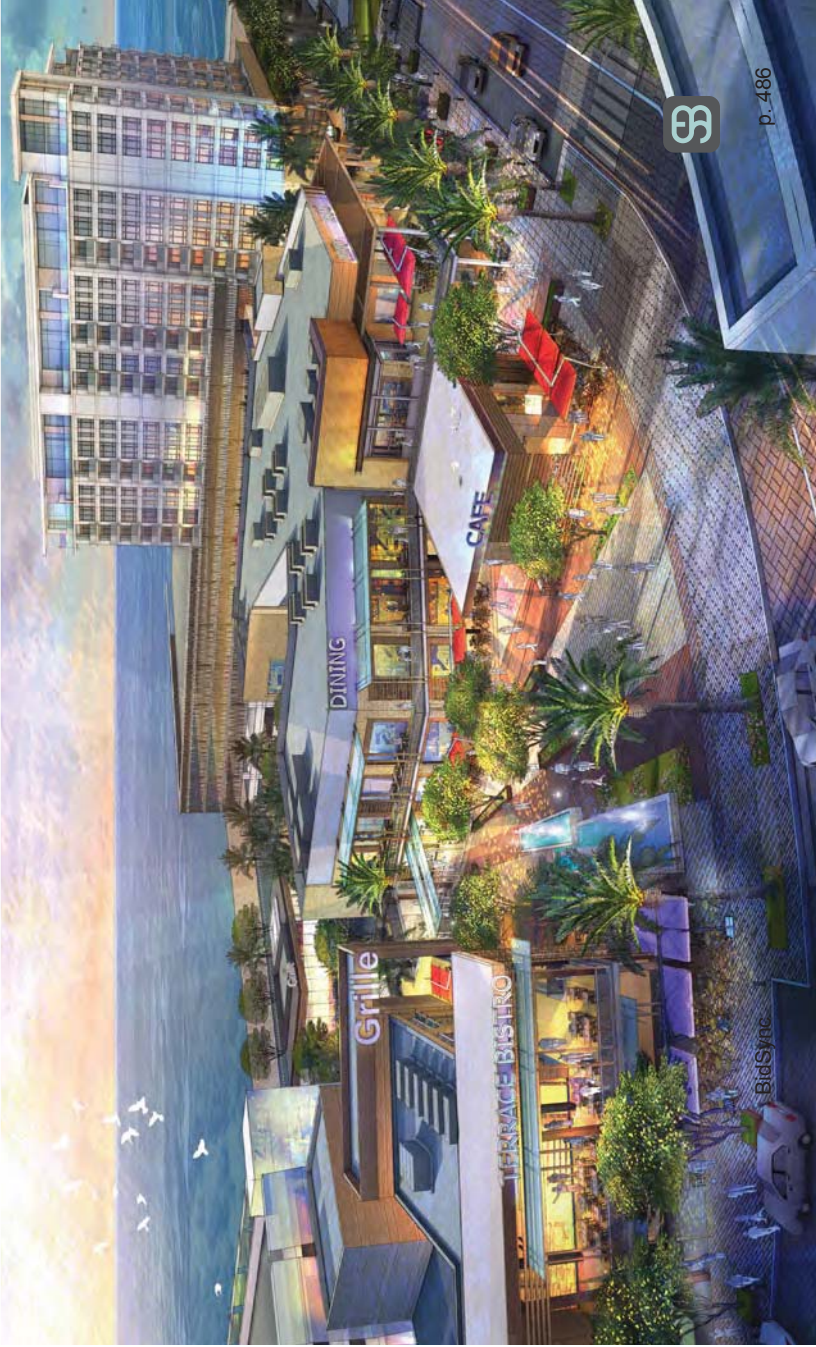
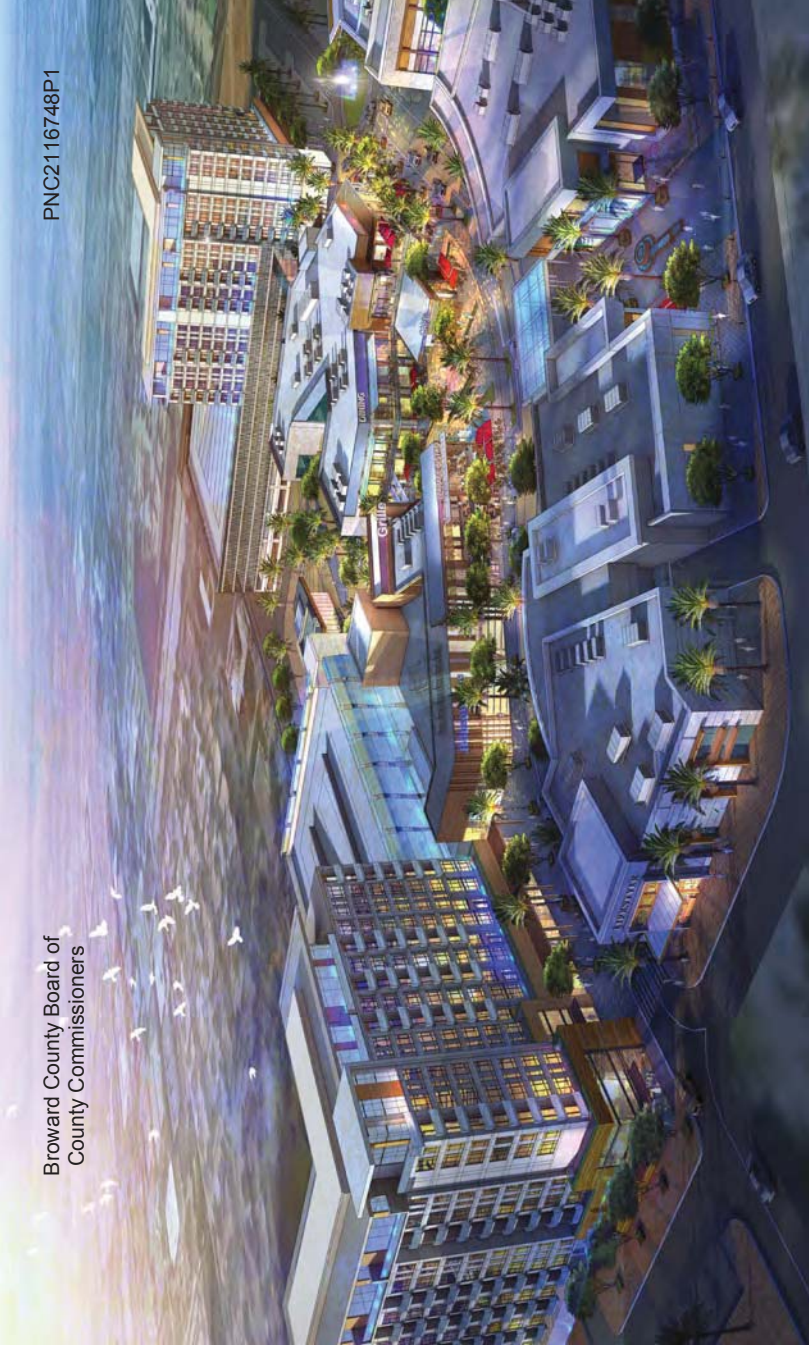
19,000 SF Office

1,100 Structured Parking Spaces

330 Surface Parking Spaces

2 Highrise Multi-Family Towers

360 Residential Units



# SILICON VALLEY TOWN CENTER

SILICON VALLEY, CALIFORNIA

Re-development of an existing retail property, with 400 units of multifamily residential, 145,000 SF new retail, restaurants, new dining and event plaza. Newpark provides an unparalleled open-air setting for retailers and restaurants to fully display their latest experiential oriented brands in a high street setting, with activated outdoor space, central plazas and an abundance of patio and rooftop gathering areas. Best in class retail, entertainment and restaurant concepts and consumers alike are seeking out engaging and interactive environments that emphasize the experience and, in turn, drive high-levels of foot traffic. We have proudly designed and programmed this retail center into a world-class open-air lifestyle destination in the Silicon Valley.

PROJECT TYPE  
Urban Mixed-Use

COMPONENTS  
400 Units Multi-Family  
145,000 SF Retail  
Dining and Entertainment



## WATERFRONT CITY

BEIRUT, LEBANON

SB Architects won an international design competition for the master-planning and design of Phase One of this expansive master-planned development, which includes 7 mixed-use structures overlooking the Joseph Khoury Marina, the largest marina in Beirut. Set upon a grand pedestrian promenade raised seven meters above sea level, the four central structures will house high-end residences above a carefully orchestrated progression of retail and restaurants, creating a sophisticated and exciting urban destination. When complete, Waterfront City will cover an area of over 193,600 square meters, with more than 5,000 new residences, as well as commercial and retail districts, a destination shopping mall and two hotels. Set against the rich cultural backdrop of Beirut, Waterfront City presents the opportunity to fuse location, climate, views and planning concept into new urbanism for this historic city.



### CLIENT

Majid Al Futtaim

### PROJECT TYPE

Urban Mixed-Use

### PROJECT SIZE

112 Residences (38, 777 SM)

5,680 SM Retail & Restaurants

3,091 SM Amenities

564 Structured Parking Spaces

# ROSEWOOD AT BAHIA MAR

NASSAU, THE BAHAMAS

A new destination is unfolding and is tailored to the perfect blend of bliss and play, chill and thrill, nature and nourish. Designed for the spectacular this master-planned resort is a tantalizing collection of three celebrated hotels, tantalizing lounges, bars, and restaurants, a Jack Nicklaus Signature golf course, an ESPA spa, luxury shopping and stunning ocean view casino. SB Architects' inspired pier restaurant at Rosewood Baha Mar is a contemporary interpretation of the St. Tropez lifestyle and a Bahamian beach cottage. The design fuses traditional details with a modern approach, creating a new haute restaurant like no other in the Bahamas. The Pier Restaurant sits directly on the beach at the crux of where Phase 1 meets Phase 2. The restaurant is two stories with different dining options on each level. The restaurant on the lower level will be a design icon with sleek and sultry interiors in a unique fine dining setting. Relax and unwind at this breezy, open-walled eatery on the upper level. The total square footage (AC) of both levels, including back-of-house, is 15,000.



Howard County Board of  
County Commissioners

PNC21





**Galleria Mall Expansion, Fort Lauderdale, Florida**

Client: LMG

Contact: Peter Flotz, PE, AICP, Managing Member

Contact Telephone: 954-990-7510

Description of Services: KEITH provided professional services associated with the multi-use redevelopment of the Galleria Mall in Fort Lauderdale, Florida. The proposed development would to add approximately 12,500 residential units and two hotels with total room keys of 350. The project area included the Galleria property and the adjacent roadways. The Galleria Mall property, within the City of Fort Lauderdale, Broward County, Florida, contains approximately 35.45-acres. The plan was submitted as a first of its kind to the City under the innovative development category. The key component to the project was the development of the public realm throughout the newly designed district. Public consensus and community outreach also helped to shape the final proposal and sought to create lower scale 4-8 story development adjacent existing residential neighborhoods with the more dense development connected to the roadway corridor and existing infrastructure on Sunrise Boulevard. KEITH was responsible for the land planning, landscape architecture, civil engineering, surveying and platting for the project.

|  |  |   |  |  |   |
|--|--|---|--|--|---|
| Corporate Office<br>301 E Atlantic Blvd<br>Pompano Beach<br>FL 33060<br>954.788.3400 | Miami-Dade County<br>2160 NW 82 Ave<br>Doral<br>FL 33122<br>305.667.5474 | Broward County<br>2312 S Andrews Ave<br>Fort Lauderdale<br>FL 33316<br>954.788.3400 | Palm Beach County<br>120 N. Federal Hwy<br>Suite 208<br>Lake Worth, FL 33460<br>561.469.0992 | St. Lucie County<br>2325 SE Patio Cir.<br>Port St. Lucie<br>FL 34952<br>954.788.3400 | Orange County<br>2948 E Livingston St.<br>Orlando<br>FL 32803<br>954.788.3400 |
|--|--|---|--|--|---|



### **Festival Market Place Master Plan, Pompano Beach, Florida**

Client: RS Associates of Florida

Contact: Douglas Meyer, Executive Vice President & Chief Financial Officer

Contact Telephone: 954-979-4555

Description of Services: KEITH provided master planning services for the Festival Marketplace Master Plan which included analyzing current zoning and land use designations to determine permitted uses, plat restriction analyzing, landscape and parking design, project themes, massing, phasing plans and illustrations to support the overall master plan. The vision for the master plan was to revitalize the +/- 40-acre campus into a mixed-use retail village. The plan was designed to allow for a phased development pattern to allow the existing retail to remain active during the construction and development of the new phases. The end master plan created a blend of office, residential, hotel as well as a resilient approach to the overall pedestrian realm and site infrastructure.





View from San Vicente showing the renovated facade with solar light.

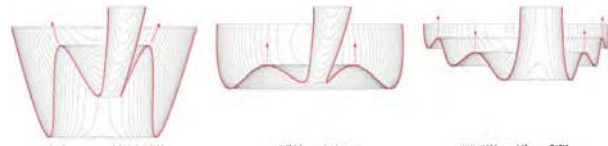
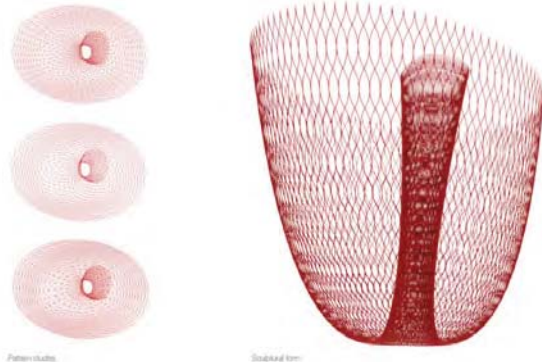
## The Beverly Center

West Hollywood, CA



One of Southern California's premier fashion destination with over 800,000 sq. ft. and 100 distinctive specialty boutiques reflecting the diverse styles and tastes of Los Angeles. The project is a re-imagining of the possibilities of the eight story mall structure completed in 1982 that was built on top of the Salt Lake Oil Field. The western portion of the mall property contains a cluster of oil wells, all operated by Plains Exploration & Production, in a drilling enclosure that is active to this date.

The project includes the renovation of the building facade, improvements to the parking garage and entry experience and significant interior renovations.



**CLIENT/OWNER**  
The Taubman Group

**TOTAL SQUARE FOOTAGE**  
1.2 million SF

**TOTAL COST**  
\$26 million

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
www.brooksscarpa.com



*View of entrance lobby, with retail in the foreground, and juice bar beyond.*

## Set and Flow Yoga

Hollywood, CA



This tenant improvement project is located near the busy and prominent intersection of La Brea and Hollywood Blvd. Set in the first floor of a mixed-use building with high-end residential above, Set and Flow is set to become the most popular and favored yoga location.

Set and Flow Yoga is a new concept in multi discipline classroom fitness; with influences ranging from Vinyasa Flow to Pilates, Kettlebells to Bootcamp.

This location will have 3 studios, including a hot yoga studio, hot pilates studio and a TRX studio, as well as retail space, a juice bar, offices and luxury mens and womens locker rooms.

The color palette is neutral with finishes including concrete and wood floors, MDF millwork and ceiling, and tile in the locker rooms.

The design for the ceiling drew inspiration from Paul Rudolph's diagram of the Barcelona Pavilion. Working around existing conditions, such as columns in the middle of the studio space, the project gracefully accepts and incorporates these 'obstacles'. The CNC-milled, hung MDF ceiling fins radiate from the a hub, the heart of the space, and guide the user through the space, creating an easy flow.

**CLIENT/OWNER**  
Set and Flow Yoga, LLC

**TOTAL SQUARE FOOTAGE**  
9,600 SF

**TOTAL COST**  
\$1.25 million

**COMPLETED**  
2016

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)



Remodeled facade along Pico Blvd (above). Facade detail (opposite). Before remodel (insert).

## Absolute Diva

Los Angeles, CA



A complete remodel and new storefront façade for an existing 1940's retail building, the architectural response to this project emerged from the unique duality of its program. Contained within one shell are two disparate businesses managed by a singular proprietor. One side of the building is occupied by Absolute Court Reporting, an establishment that trains court reporters in a state of the art simulated courtroom environment. Directly adjacent resides the dance rehearsal studio for Swedish Diva Productions, a performance group catering to private parties and events. The architecture directly addresses this juxtaposition in both its organization and formal articulation.



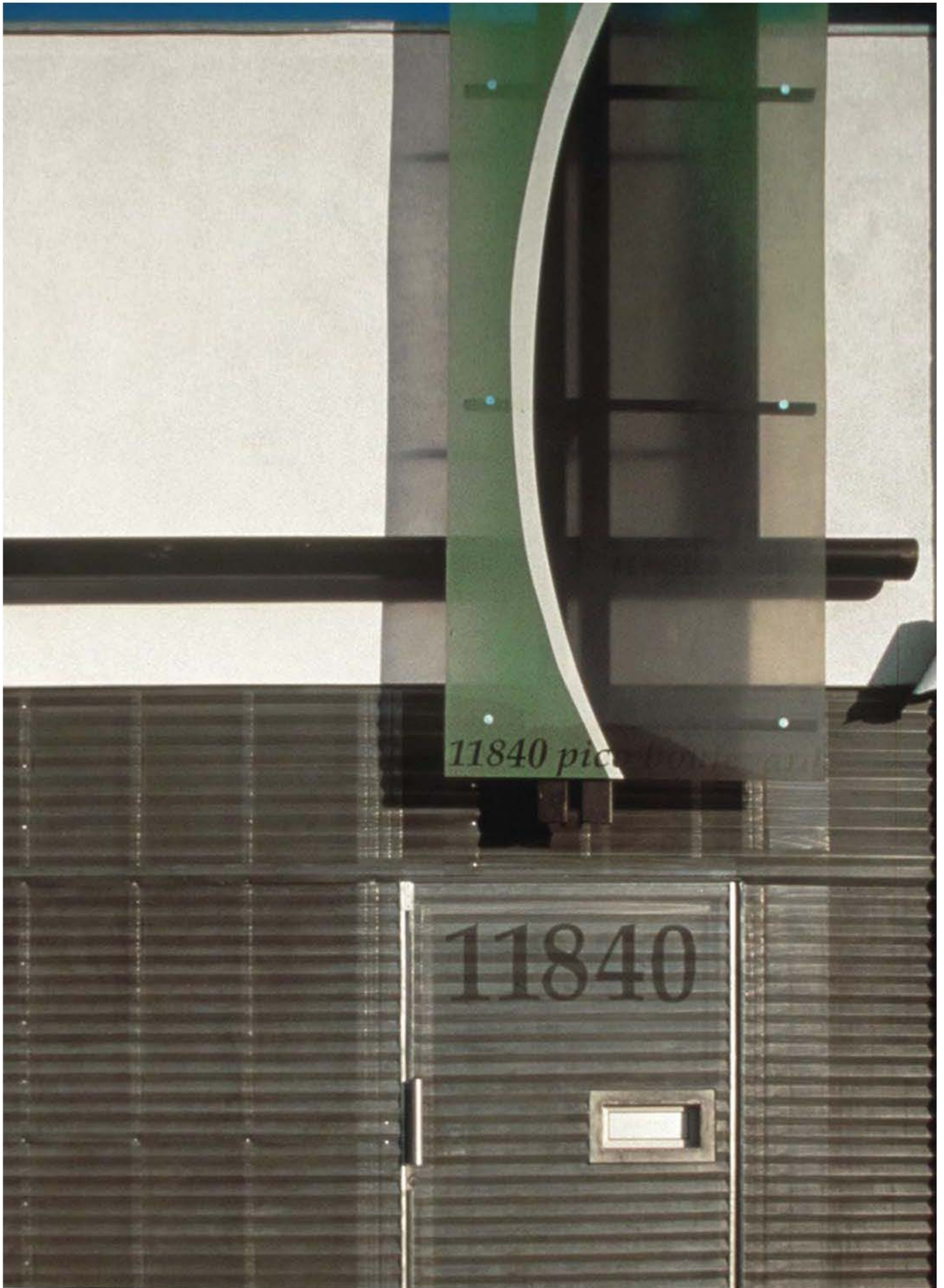
Each space was strategically planned so that the most critical programmatic element of one would sit directly astride its neighbor. Thus, sharing a dividing wall at the core of the space are the mock courtroom of Absolute Court Reporting and the dance studio of Swedish Diva Productions. Reception areas, offices and support spaces unfold along the respective perimeter walls of each business, and a one-way mirrored wall separating the courtroom and dance studio subverts the relationship between viewer and viewed.

**CLIENT/OWNER**  
Leanna Green

**TOTAL SQUARE FOOTAGE**  
3,100 SF

**COMPLETED**  
2001

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
www.brooksscarpa.com





*The renovated retail store made from paper tubes manufactured for the fashion industry..*

## Aesop DTLA

Los Angeles, CA



Nestled in the ground floor corner of the 1929 Eastern Columbia Building, Aesop Downtown, the company's largest store to date, is situated in Los Angeles' historic theatre district, at the edge of its Fashion District and adjacent to the famous Orpheum Theatre.

Taking cue from the neighborhood culture and the empty bolts of fabric strewn about costume shops and fashion houses, the environment consists of 6-inch round cardboard tubes to create walls and furniture. This natural palette is warm and inviting, projecting a soft glow to the store's interior and onto the street and sidewalk. Countertops are made of recycled paper, complimenting the cardboard tube wall finish. Product testing

sinks are of a vintage style and floors are the natural concrete of the 1929 historic building. A long storefront captures a view of the busy street and projects a comfortable and unobtrusive space, inviting those outside to enter.



**CLIENT/OWNER**  
Aesop Corporation

**TOTAL SQUARE FOOTAGE**  
1,085 SF

**TOTAL COST**  
\$220,000

**COMPLETED**  
2014

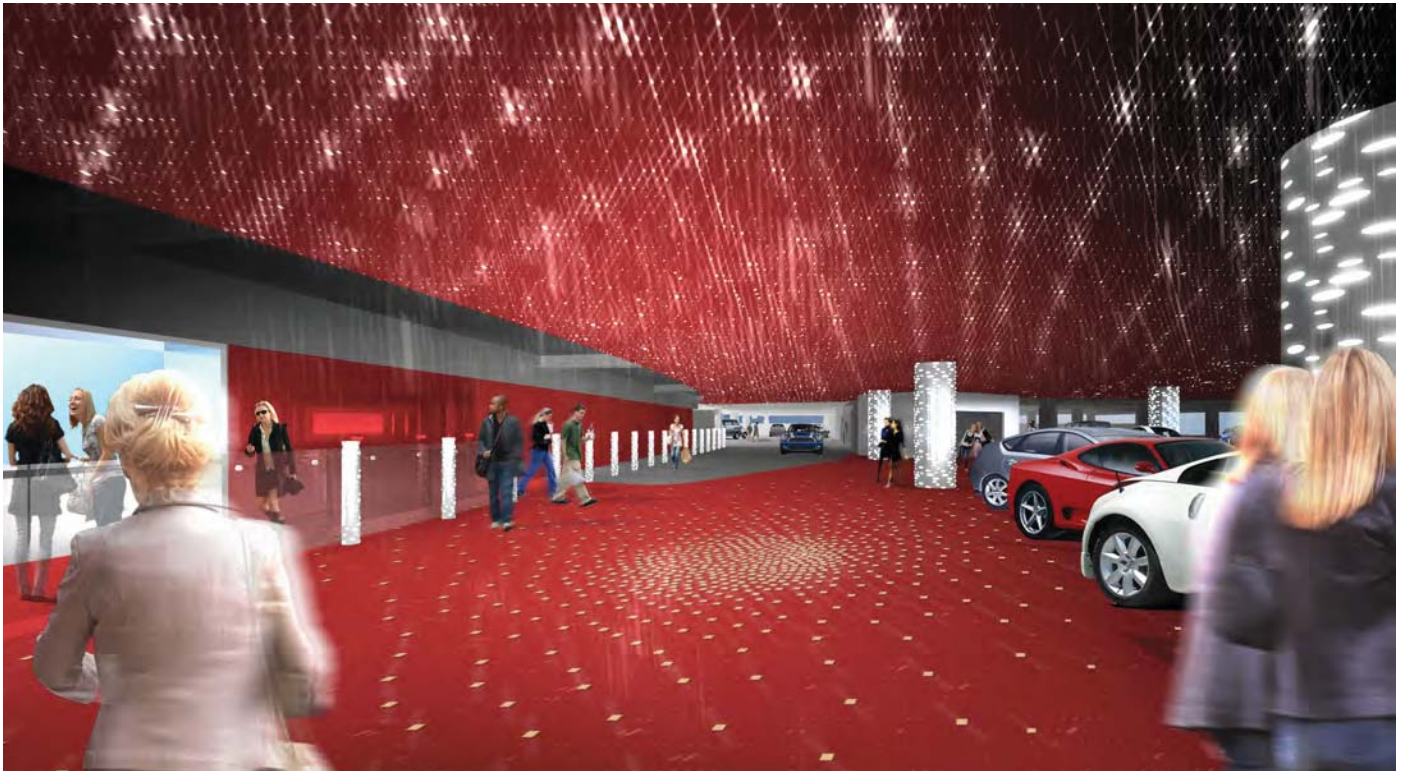
**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
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tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)



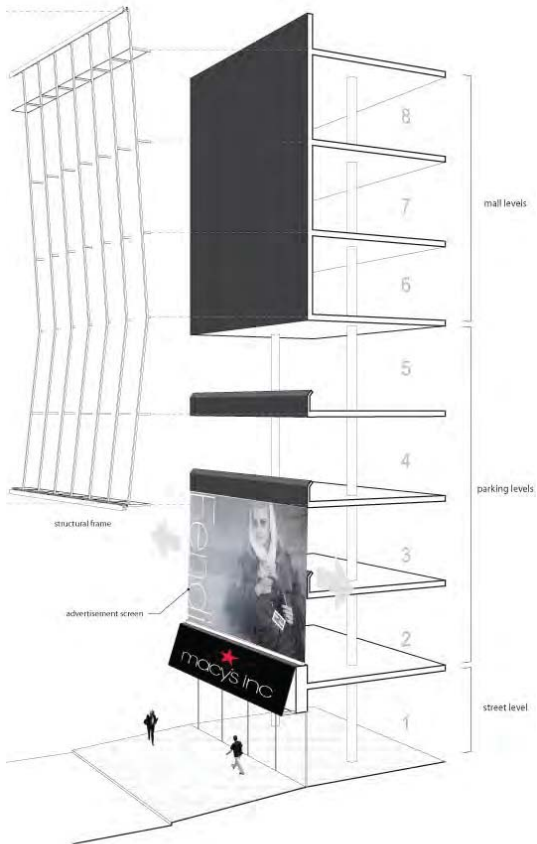
*View from Broadway (above). View from point of sale (below)*



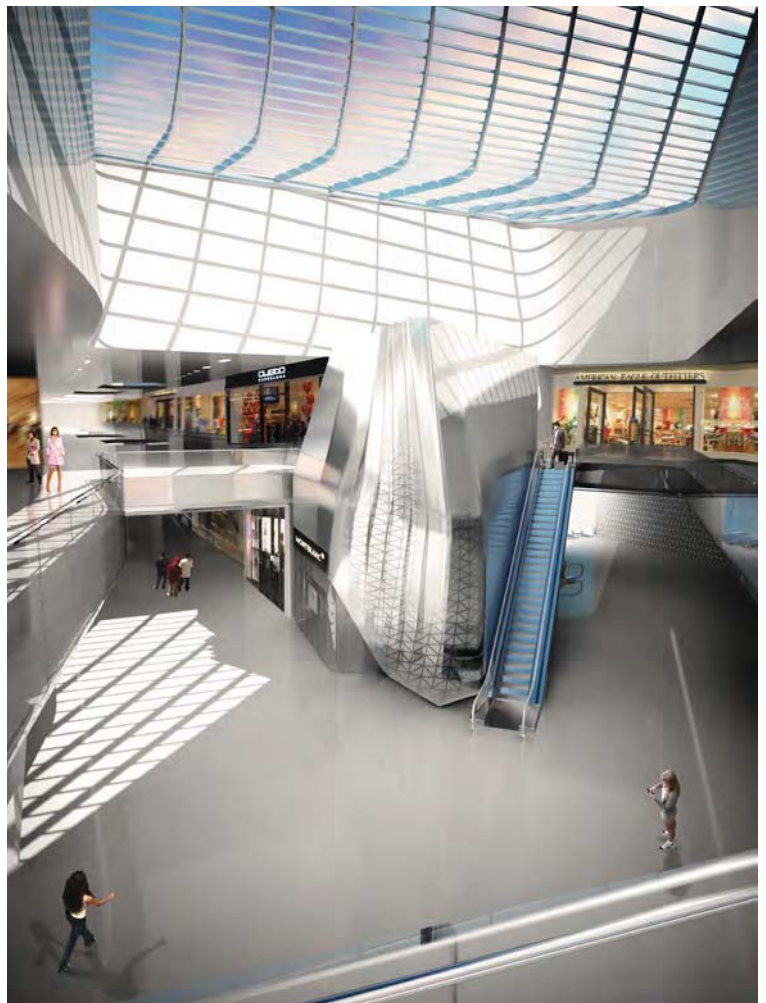




The new mall entry from the parking garage (above). Facade system (lower left). Arrival to the mall from the parking garage escalator (lower right).



8



# MIAMI DESIGN DISTRICT

MIAMI, FLORIDA

SB Architects and DACRA partnered to transform the once gritty Miami neighborhood into a glamorous international luxury shopping destination. The site encompasses a four-block pedestrian promenade anchored by two department stores, with rooftop gardens and mature shade trees lining the streets. A boutique hotel, condominium tower, and five parking garages are also planned for the area, which will be dotted with cafes and tree-shaded plazas. Before it is all done, 300 native trees, including Florida Mahogany and Gumbo Limbo, will be planted to enhance the neighborhood, whose centerpiece will be a 30-foot-wide pedestrian mall running north and south from 38th to 42nd Streets. Public art pieces will also be on display, including Buckminster Fuller's 24-foot Fly's Eye Dome, which is installed at the district's Palm Court.

CLIENT  
Dacra

PROJECT TYPE  
Urban Mixed-Use

PROJECT SIZE  
Two City Blocks

COMPONENTS  
Boutique Hotel  
Retail  
Restaurants



# SANTANA ROW

SAN JOSE, CALIFORNIA

One of the leading examples of the urban mixed-use project type in the country, this project replaces an aging single-story mall, (with 100% surface parking), with a densely designed, multi-story mixed-use community that incorporates all of its parking needs within the new structures. On the podiums of Buildings 7 and 8, interior streets provide access to flats and direct-entry townhouses (each with its own garage), creating real neighborhoods above street level. The main street is highlighted by a median park and lined with ground-floor retail, restaurants and public gathering places, which invoke the impression of an urban district that has developed over time. San Jose Mercury News architecture critic Alan Hess commented, "Santana Row shows the extraordinary value added by good design..."

**CLIENT**  
Federal Realty Investment Trust

**PROJECT TYPE**  
Urban Mixed-Use

**PROJECT SIZE**  
3.3 Acres

**COMPONENTS**  
291 Residences  
128,000 SF Retail & Restaurants  
5,200 SF Fitness Center  
Business Center/Concierge Center

Broward County Board of  
County Commissioners



PNC2116748.Ppt



# PARK CITY ART DISTRICT

PARK CITY, UTAH

Set within the destination ski resort of the Canyons area north of Park City, the project aims to provide a luxury experience through boutique hotel offerings, branded residences, retail, a contemporary art museum, and a cultural film center. The village is spread over two parcels, bridged together with a landscaped pathway. Rotating exhibits will be curated throughout the sculpture gardens as well as the galleries, ensuring people are always exposed to new art pieces from the most current contemporary artists. artists.

CLIENT  
Columbus Pacific

PROJECT TYPE  
Mixed-Use

PROJECT SIZE  
850,000 SF

## PROJECT COMPONENTS

- AMC Cinema
- Retail Canyon
- Ski-In Valet
- Boutique Hotel
- Branded Residences
- Offices
- Art Museum



## USC VILLAGE

LOS ANGELES, CALIFORNIA

SB Architects was chosen to redevelop a large site across the street from the University of Southern California campus into an urban mixed-use village. With its primary entrance on one of the campus's most prominent intersections, the design philosophy for this dense, infill project is to create a true residential neighborhood for students, faculty, and the surrounding community. The goal is to use the architecture and public spaces to form a unique village character, while acknowledging the project's very urban surroundings. The plan is organized along the village's pedestrian-oriented main street, which cuts through the center of the project and provides a shared public space at street level, and from the housing above.

### CLIENT

USC / Caruso Affiliated

### PROJECT TYPE

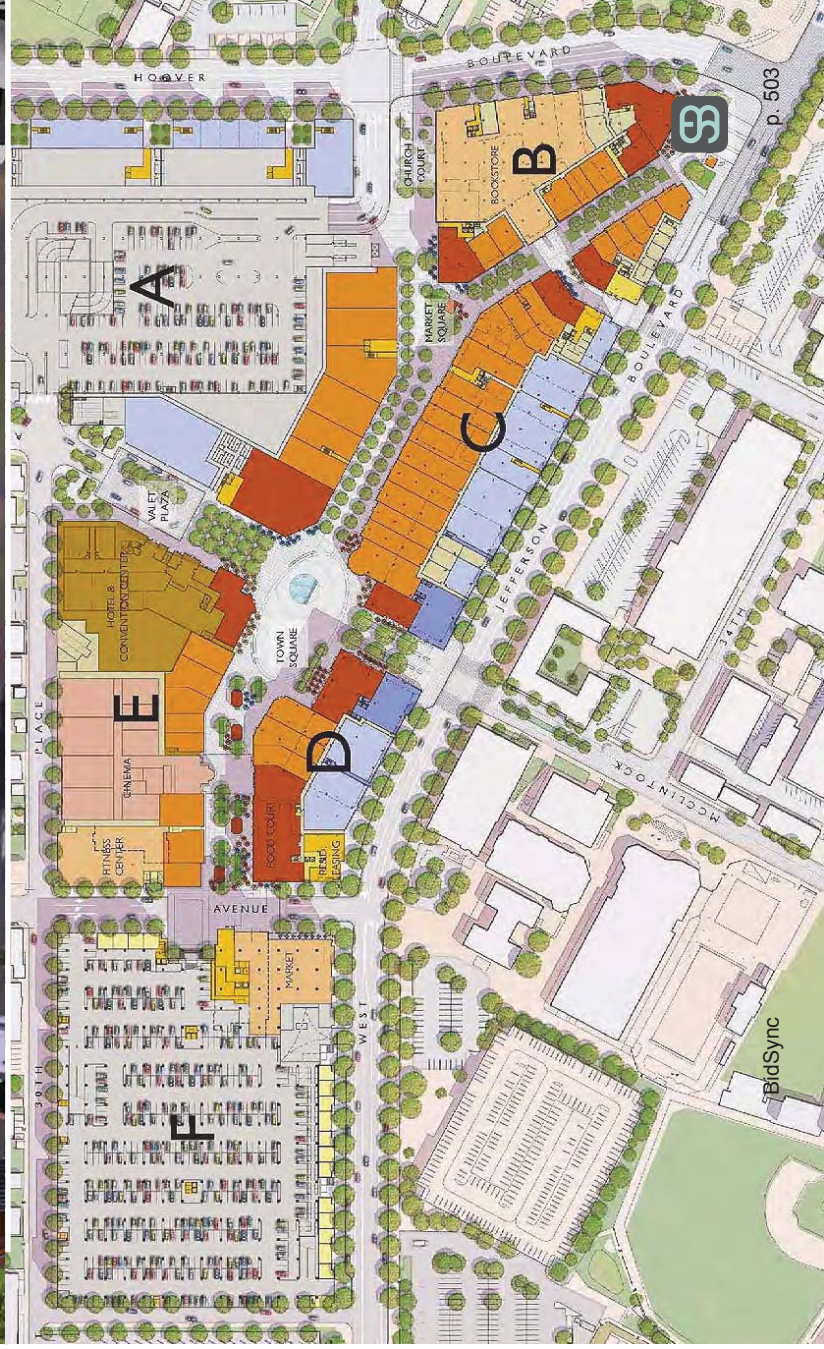
Urban Mixed-Use

### PROJECT SIZE

35 Acres

### COMPONENTS

- 2,612 Student & Faculty Housing Units
- 150-Key Hotel (157,000 SF)
- 325,000 SF Retail
- 300,000 SF Office/Academic/Campus Svcs.
- 2,841 Structured Parking Spaces



## UNIVERSITY VILLAGE

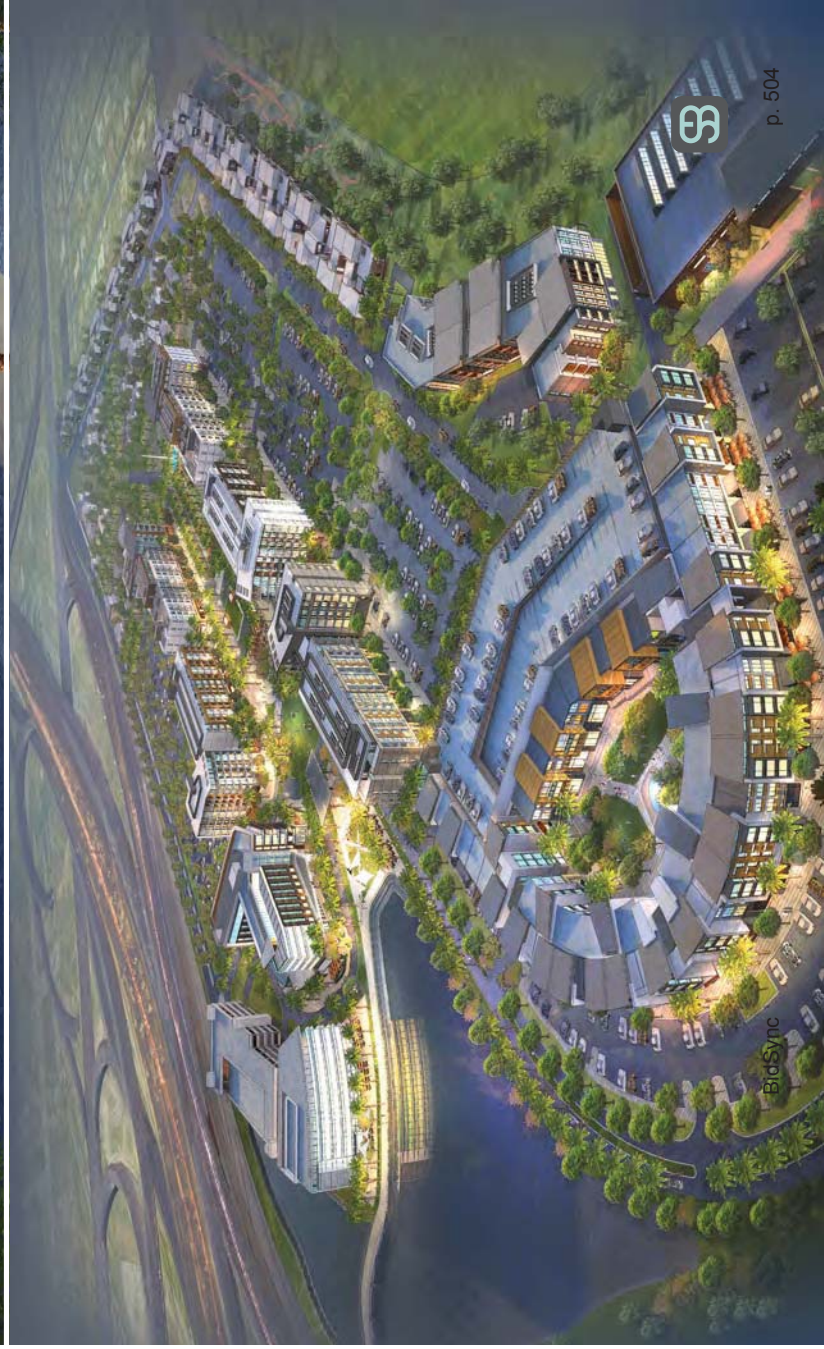
BOCA RATON, FLORIDA

The master plan for this nearly 80-acre parcel creates a textbook mixed-use community in the heart of Boca Raton. Slated for the site, adjacent to the Florida Atlantic University campus, are 829 residential units, 170,000 square feet of retail and about 72,000 square feet of office and civic spaces. The residential component is made up of senior living alternatives, loft-style housing for Millennials, and detached homes for families, drawing a vastly diverse demographic to the community. Ground level shopping and dining establishments include an anchor grocery store. A 185-room hotel rounds out the master plan, which also includes a transfer point for shuttles to public transit. Designed to be very pedestrian in nature, the plan includes a system of trails and bicycle-specific features.

CLIENT  
Penn-Florida

PROJECT TYPE  
Mixed-use Community

COMPONENTS  
829 Residential Units  
170,000 SF Retail  
72,000 SF Office/Civic Space  
185-Room Hotel



# COTTONWOOD MIXED-USE DEVELOPMENT

HOLLADAY, UTAH

This project transforms an obsolete suburban mall into a five block well-planned, walkable mixed-use community. The first phase brings together a large public plaza and neighborhood-oriented retail, athletic club, restaurant and 375 residences. At the center of the development, the signature "Plaza Residences" building overlooks the plaza and traditional "main street." Three smaller side streets radiate off the main street, enhancing the walkability of the neighborhood, and affording a more pedestrian scale. Four and five stories of residences top street-front retail along Main Street, while three-story, street-level townhouse units overlook the side streets, wrapping parking structures.

**CLIENT**  
General Growth Properties

**PROJECT TYPE**  
Urban Mixed-Use

**COMPONENTS**  
5 City Blocks  
355 Residential Units  
11,600 SF Restaurants  
98,000 SF Retail

Broward County Board of  
County Commissioners

PNC2116748P-1



## BAY STREET EMERYVILLE

EMERYVILLE, CALIFORNIA

SB Architects designed the project concept and residential portions of this large mixed-use project in the heart of the San Francisco Bay Area. The one, two and three-bedroom residences are located in two to four stories over a two to three-story retail and parking podium. The residential structures are designed around a series of courtyards, which are visible from the street. This design serves several purposes. It gives the illusion of numerous layers and buildings within each single-structure footprint, brings light and views to the interior units, and creates a series of on-podium outdoor spaces for residents – resulting in a “community above the street.”

### CLIENT

MacFarlane Partners

### PROJECT TYPE

Urban Mixed-Use

### PROJECT SIZE

19 Acres / 4 Stories Over Podium

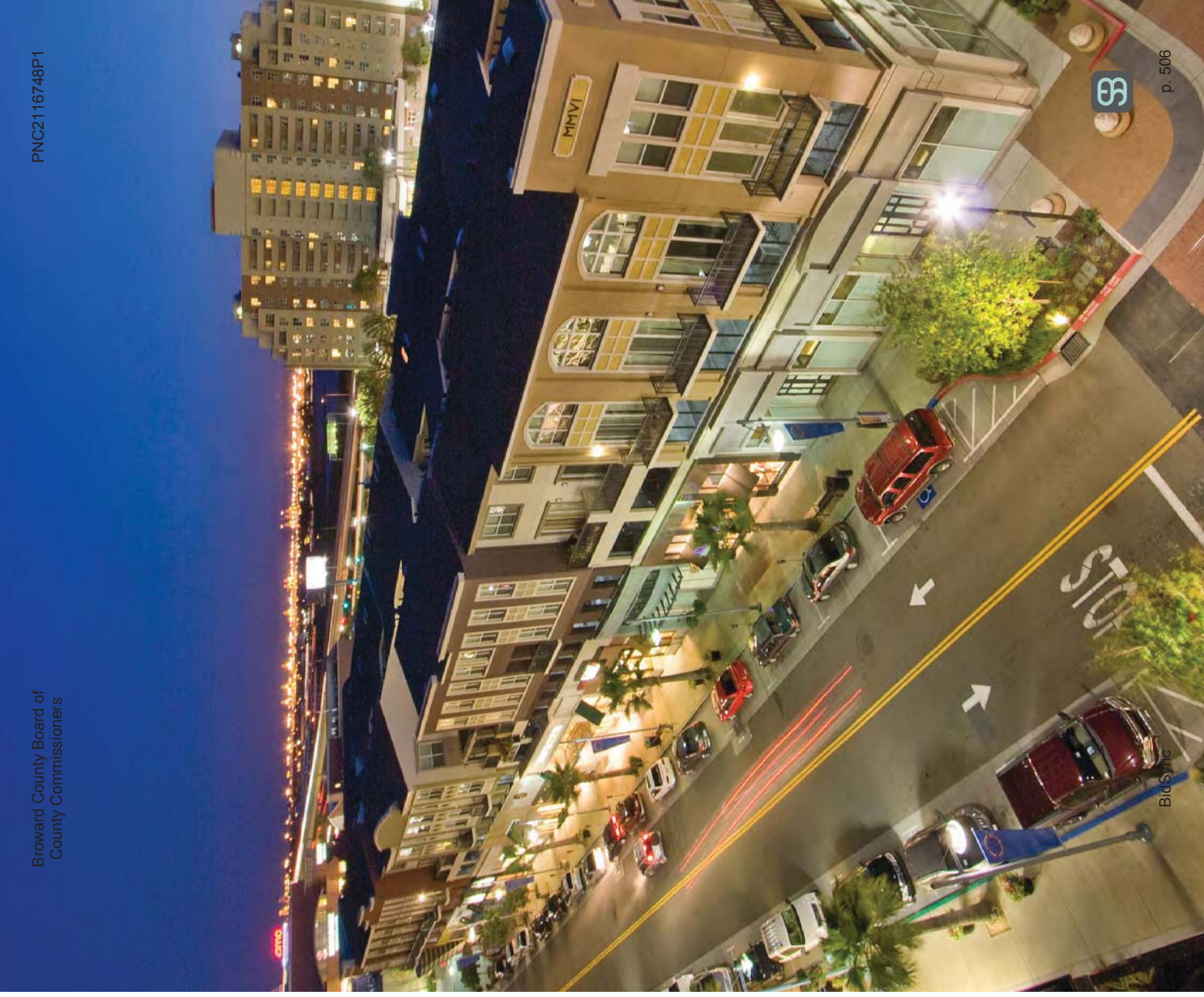
### COMPONENTS

283 Apartments

95 For-Sale Townhomes

500,000 SF Retail & Restaurants

592 Structured Parking Spaces



## 4 CORNERS, TELLURIDE

TELLURIDE, COLORADO

Set on four adjacent corner parcels in the heart of historic Telluride, Colorado, this urban mixed-use project promises to add an exciting new element to this iconic ski town. Anchored by a new, boutique hotel, the 2.3-acre site is located just one block from both the town's much-photographed main street and the Telluride Gondola Plaza. The development will include an eclectic mix of in-town residences, retail space and employee housing (per town ordinances). The site also includes two structures listed on the National Register of Historic Places, which will be preserved and transformed into restaurants. Due to its location adjacent to the country's only free public transportation gondola system, which connects the towns of Telluride and Mountain Village, this project will enhance the downtown life of both mountain towns.

### CLIENT

Lifton-Zoline International, LLC

### PROJECT TYPE

Urban Mixed-Use

### PROJECT COMPONENTS

90-Room Boutique Hotel

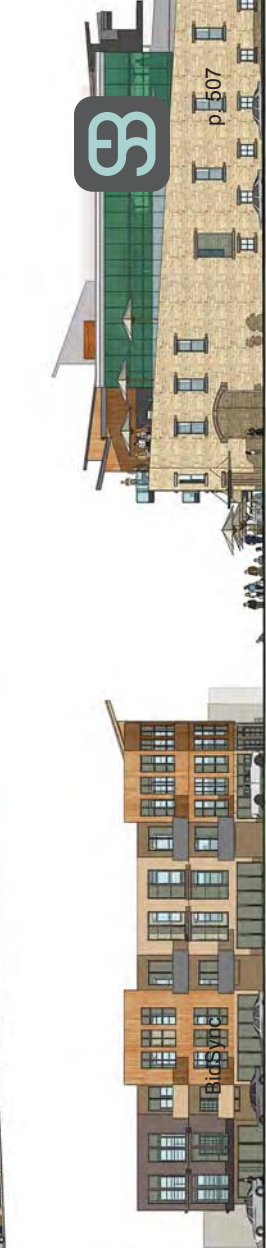
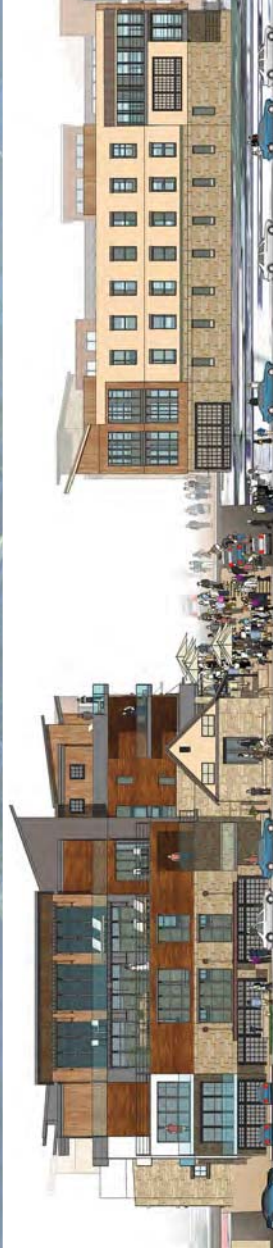
35 Condominiums

41,750 SF Retail

2,900 SF Spa

Restaurant

Structured Parking





**KOI Residences and Marina, Pompano Beach, Florida**

Client: IDG Builders, LLC / INVESCA Development Group, Inc.

Contact: Chris Longworth, President

Contact Telephone: 954-329-2618

Description of Services: KOI is a mixed-use development on a 10-acre site that includes 350 residential units, 50 waterfront townhouses and incorporates commercial elements to provide an innovative residential development that meets the growing demands for housing at varied economic levels. It is located along Atlantic Boulevard in Pompano Beach and also fronts the Pompano Canal to the south of the property. Its location provides one of the development’s unique features which is a 26-slip marina with direct ocean access. Additional amenities include an Infinity edge pool, a 2,000 sq. ft. fitness center and spa, cabanas and a dog park. KEITH is providing civil engineering, surveying, planning, landscape architecture and construction administration services. Pedestrian friendly shopping along Atlantic Boulevard (SR 814) and 48-slip marina has made the design of all engineering a critical path for this developments success. The design includes off-site FDOT turn lanes, exfiltration trench accented stormwater management system, lift station serving all uses, and an extensive internal roadway system connecting all 13 buildings. Civil 3D was utilized for the Design Model requirements for the Civil Design and the project was designed to AGC BIM standards and AIA LOD 300.

|  |  |   |  |  |   |
|--|--|---|--|--|---|
| Corporate Office<br>301 E Atlantic Blvd<br>Pompano Beach<br>FL 33060<br>954.788.3400 | Miami-Dade County<br>2160 NW 82 Ave<br>Doral<br>FL 33122<br>305.667.5474 | Broward County<br>2312 S Andrews Ave<br>Fort Lauderdale<br>FL 33316<br>954.788.3400 | Palm Beach County<br>120 N. Federal Hwy<br>Suite 208<br>Lake Worth, FL 33460<br>561.469.0992 | St. Lucie County<br>2325 SE Patio Cir.<br>Port St. Lucie<br>FL 34952<br>954.788.3400 | Orange County<br>2948 E Livingston St.<br>Orlando<br>FL 32803<br>954.788.3400 |
|--|--|---|--|--|---|



**Granite Hotel, Fort Lauderdale, Florida**

Client: Granite Hotels c/o FSMY

Contact: Jiro Yates

Contact Telephone: 954-764-6575

Description of Services: The Granite Hotel is boutique hotel and mixed-use development located on A1A directly adjacent to DC Alexander Park in Fort Lauderdale, Florida. This project is a multi-story, high-rise development with a blend of indoor/outdoor spaces that comingle with the public realm. The project is designed to engage the beach, as well as the adjacent park/green space. The location sets itself up for both views and a potential future connection to the Intercoastal and Swimming Hall of Fame to the West and is designed keeping this in mind. KEITH is responsible for the public realm design at the ground floor as well as the common space on the pool deck. The project is scheduled to break ground in the Fall of 2018.





**PIXL, Plantation, Florida**

Client: IDG Builders, LLC / INVESCA Development Group, Inc.

Contact: Chris Longworth, President

Contact Telephone: 954-329-2618

Description of Services: The PIXL project is part of the overall +/- 25 Acre mixed-use development that includes +/- 150 townhomes, 330 multi-family units and 50,000-SF of Retail and Office space. The project seeks to change the precedent for the City of Plantation to create a more modern look/feel for a project. KEITH is responsible for Survey, Planning, Civil Engineering and Landscape Architecture. Our team worked with the INVESCA group to advance the overall concept and theme for the project. KEITH was responsible for the design of the amenity areas, pedestrian realm, vehicular circulation, site infrastructure and drainage. KEITH was also responsible for coordinating the entitlement process with the team.



July 24, 2018 / Page 4 of 4  
Supplemental Information – **Urban Mixed-Use** – Evaluation Criteria 3A



### **Riverwalk Tower, LLC, Tampa, Florida**

Client: Feldman Equities

Contact: Santiago Bartolome

Contact Telephone: 813-221-6699

Description of Services: This mixed-use office, residential and retail tower designed at 50-plus stories is set to be the tallest building on the west coast of Florida. Situated in the heart of the Tampa downtown and Riverwalk the project is poised to create a vital connection between the convention center and the downtown area. KEITH is responsible for the planning and landscape architecture as well as the hardscape/water feature elements at the ground and amenity levels. KEITH was also instrumental in assisting with the ROW vacation for the roadway that previously sat between the parcel and adjacent MacDill Park. The vacation allowed the project to create an enhanced pedestrian realm and connection point to the revitalized Riverwalk that the City of Tampa has worked to create along the river. The project also incorporates a series of constructed wetlands to mitigate the storm water runoff and to treat the water before it enters the adjacent riverfront areas.





View from Fairfax showing the prefabricated operable aluminum screens.

## Cherokee Mixed-Use Studios

Hollywood, CA



Cherokee Mixed-Use Lofts is an urban infill, mixed-use, market-rate housing project. The building is inspired by the series of paintings by the British artist Patrick Hughes titled, “Prospectivity”, whose paintings appear to be ever changing and physically moving while being viewed. At Cherokee the main architectural feature of this project is the building’s owner-controlled operable double façade system. By allowing the occupant to adjust, at will, the operable screens of the building façade, the façade is virtually redesigned “live” from within the space, reflecting the occupants of the building within, in real time. The screens also enhance the existing streetscape and promote a lively pedestrian environment. By visually breaking

up the façade into smaller articulated moving elements, the building appears to move with the passing cars and people. In effect, it becomes a live canvas to be painted upon daily or more often. Like many features of the building, the façade is multivalent and rich with meaning performing several roles for formal, functional and experiential effect.

The building is certified LEED Platinum.

**CLIENT/OWNER**  
ReThink Development, Inc.

**TOTAL SQUARE FOOTAGE**  
32,000 SF

**TOTAL COST**  
\$6.25 million

**COMPLETED**  
2010

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)



*Detail views of the operable aluminum screen (upper left). Typical unit interior (above right). Main facade on Fairfax Ave (below).*





West elevation showing how building step backs from adjacent side yard creating courtyards for the residents.

## Camarillo Apartments

North Hollywood, CA



Camarillo is a 60-unit rental apartment building including 90 parking spaces one level below and at grade. It also include 4000 square feet of comercial space.

Offering shelter and comfort, the Camarillo Apartments break the prescriptive mold of the traditional shelter by creating public and private “zones” in which private space is deemphasized, in favor of large public areas. The organization of the space is intended to transform the way people live-away from a reclusive, isolating layout towards a community-oriented, interactive space.

The ground level contains offices, bike storage and parking while the second level has a large public courtyard. The space features a long span of the building

at the 5th floor along the south facade. As sduch, dappled light fills the courtyard while affording a sense of privacy while maintaining maximum openeness. Surrounded by four levels of housing units with balconies the courtyard has large openings with green terraces that visually connects the space to the street on the lower level beyond. This allows the tenants to enjoy a secured open space while still connecting to the larger community.

**CLIENT/OWNER**  
Hillock Land Company

**TOTAL SQUARE FOOTAGE**  
57,300 SF

**TOTAL COST**  
\$11.8 million

**COMPLETED**  
2018

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
www.brooksscarpa.com



*Main building facade along Camarillo Ave (above). Backman Street(below).*





*View from 18th Street showing the new artists live/work studios, cafe with roof deck and new gallery.*

## 18th Street Arts Center

Santa Monica, CA



18th Street Arts Center is an artists' residency program that provokes public dialogue through contemporary art-making. Founded in 1988, 18th Street Arts Center has fostered and supported the work of many of Los Angeles' most engaging and diverse artists, and has built bridges to artist communities around the globe.

Growth, building maintenance and programmatic changes have necessitated considerations for the future. The new master plan is a phased approach to replacing the current gallery and administrative offices with a new state of the art building. Another single story artist studio building is being replaced with a new 18,000 square foot five-story mixed-use artist studio live/work space,

a gallery and rooftop event space. Other improvements include a new 1,000 square foot café and rehabilitation of other buildings in the complex. This new work together with the existing structures will be organized to create a series of major exterior public event spaces where artists and the general public can co-mingle.

**CLIENT/OWNER**  
18th Street Arts Center

**TOTAL SQUARE FOOTAGE**  
29,000 SF

**TOTAL COST**  
\$12.2 million

**COMPLETED**  
2017

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)



View from above 18th street showing the cross laminated timber shade structures of the west facade. Master plan below.





*View from the corner of Colfax and Magnolia showing corner commercial and housing above.*

## Magnolia Mixed-use Housing

North Hollywood, CA



Magnolia is a 19 unit urban infill, mixed-use, market-rate rental housing project. The building is inspired by the series of paintings by the British artist Patrick Hughes titled, “Prospectivity”, whose paintings appear to be ever changing and physically moving while being viewed. The main architectural feature of this project is the building’s owner-controlled operable double façade system. By allowing the occupant to adjust, at will, the operable screens of the building façade, the facade is virtually redesigned “live” from within the space, reflecting the occupants of the building within, in real time. The screens also enhance the existing streetscape and promote a lively pedestrian environment. By

visually breaking up the façade into smaller articulated moving elements, the building appears to move with the passing cars and people. In effect, it becomes a live canvas to be painted upon daily or more often. Like many features of the building, the façade is multivalent and rich with meaning performing several roles for formal, functional and experiential effect.

**CLIENT/OWNER**  
Hillock Land Company

**TOTAL SQUARE FOOTAGE**  
31,000 SF

**TOTAL COST**  
\$6.5 million

**COMPLETED**  
2018

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
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*View of the new addition on top of the historic 1920 concrete warehouse built for the Fuller Paint Company.*

## Fuller Lofts

Lincoln Heights, CA



A prime example of smart urban development, the Fuller Lofts project is a 127,500 sq. ft. adaptive reuse and nearly 30,500 sq. ft. vertical expansion of a 1920s concrete industrial building in a depressed neighborhood of east Los Angeles. Located convenient to a station on a recently constructed light-rail line, the Fuller Lofts was the first transit-oriented development begun in the area and has spurred the revitalization of Lincoln Heights.

Consisting of 102 units of affordable, workforce, and market-rate lofts along with 15,500 sq. ft. of commercial space, the program adds two stories of penthouse lofts above the original four-story structure.

creates a juxtaposition between new and old. The original neoclassical façade is preserved—along with the elegant, formal lobby—and crowned by a steel-clad façade wrapping the addition on the upper floors. Inside, an atrium courtyard was cut into the structure, bringing light and air into the center of the building and thereby reducing the mechanical systems needed. The courtyard was designed with an exterior stair and walkway system to build community through informal interaction. Two roof-top gardens—one open to all occupants—further enhance residents' quality of life along with operable windows in every unit, many of which also have private balconies.

The design solution for Fuller Lofts

**CLIENT/OWNER**  
Livable Places, Inc.

**TOTAL SQUARE FOOTAGE**  
158,000 SF

**TOTAL COST**  
\$9.1 million

**COMPLETED**  
2010

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
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[www.brooksscarpa.com](http://www.brooksscarpa.com)



*Renovated and reconstructed north facade (upper left), main street view from San Fernando Blvd (above right), the building in the center of the Lincoln Heights neighborhood (below).*





View along the new park created as part of the new development. New 10-story housing structure on left.

## Northpoint Mixed-Use Development

Cambridge, MA



NorthPoint, with a total of 19 blocks when completed over several phases, will be a total of more than 5 million square feet of condos, apartments, office and laboratory space, and stores. With 2,500 residential units, it alone would rank as about the 250th largest city or town in Massachusetts.

NorthPoint demonstrates an invention for urban housing that includes four differing typologies that are stacked intricately on top of each other to create a new hybrid: urban loft/work-live spaces at street and plinth level, row house duplex types with stoops and gardens at street and plinth level, NYC style walk-ups on the second floor, and double and single-loaded corridor apartments at upper levels. The

design also efficiently solves the basic alignment of stacked plumbing chases, coordination of the structural bays with a variety of differing stacked unit plans, and the synchronization of the structural grid with the semi-subterranean garage.

The program includes labs and offices to shops and housing for one of the early stages of its \$1.3 billion 45-acre NorthPoint project near the Lechmere MBTA station and the Museum of Science in Cambridge. Phase I includes two city blocks consisting of 362,000 square feet of mixed-use housing, live work and retail space.

**CLIENT/OWNER**  
Colliers International  
Spalding and Slye

**TOTAL SQUARE FOOTAGE**  
366,000 SF

**TOTAL COST**  
\$61 million

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
www.brooksscarpa.com



*Clockwise from upper left. Housing entrance, street courtyard, new structure from park, overview of new housing, street courtyard arrival.*





## Los Angeles Flower Mart

Downtown Los Angeles, CA

Located in the heart of the Los Angeles Flower District, The Original Los Angeles Flower Market is an expansive indoor floral marketplace that's open to both the trade and the general public. This project transforms the existing Flower Market into a state of the art facility. It also includes demolition and expansion to four times it's current size and will total nearly a half million square feet. This will include new restaurants, retail shops, offices and almost 300 units of new housing in a 22 storey highrise structure.

The retail experience will include new outdoor dining and shopping interspersed amidst walkable plazas, tree-

lined pathways, strolling gardens, and green canopies to enhance the customer experience. Open space will provide a perfect setting to unwind and relax, socialize with family and friends, casually explore, and chance upon unexpected pop-up special events and art exhibits, listen to music, drink coffee, or sample wine under the downtown Southern California sky.

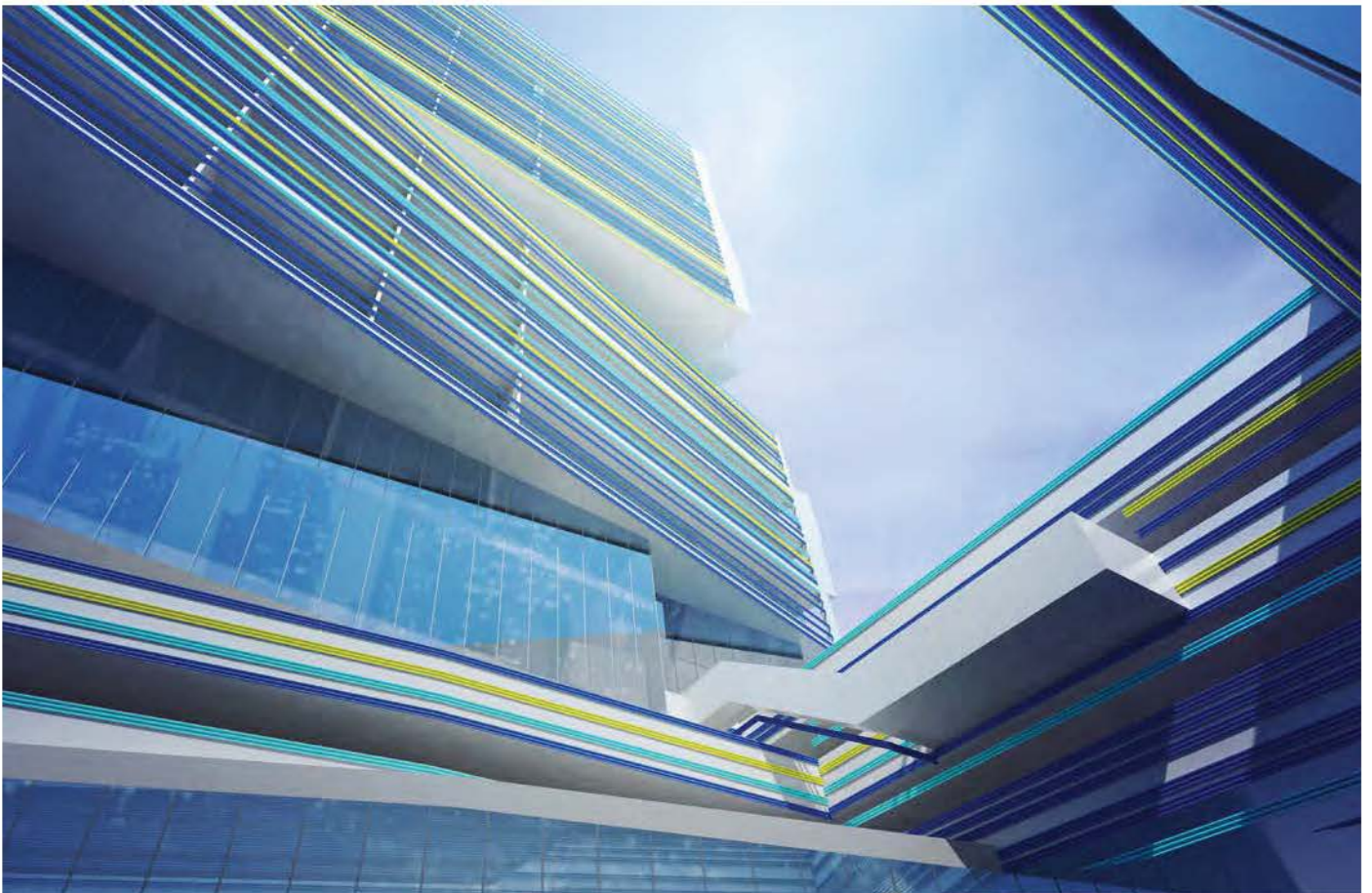
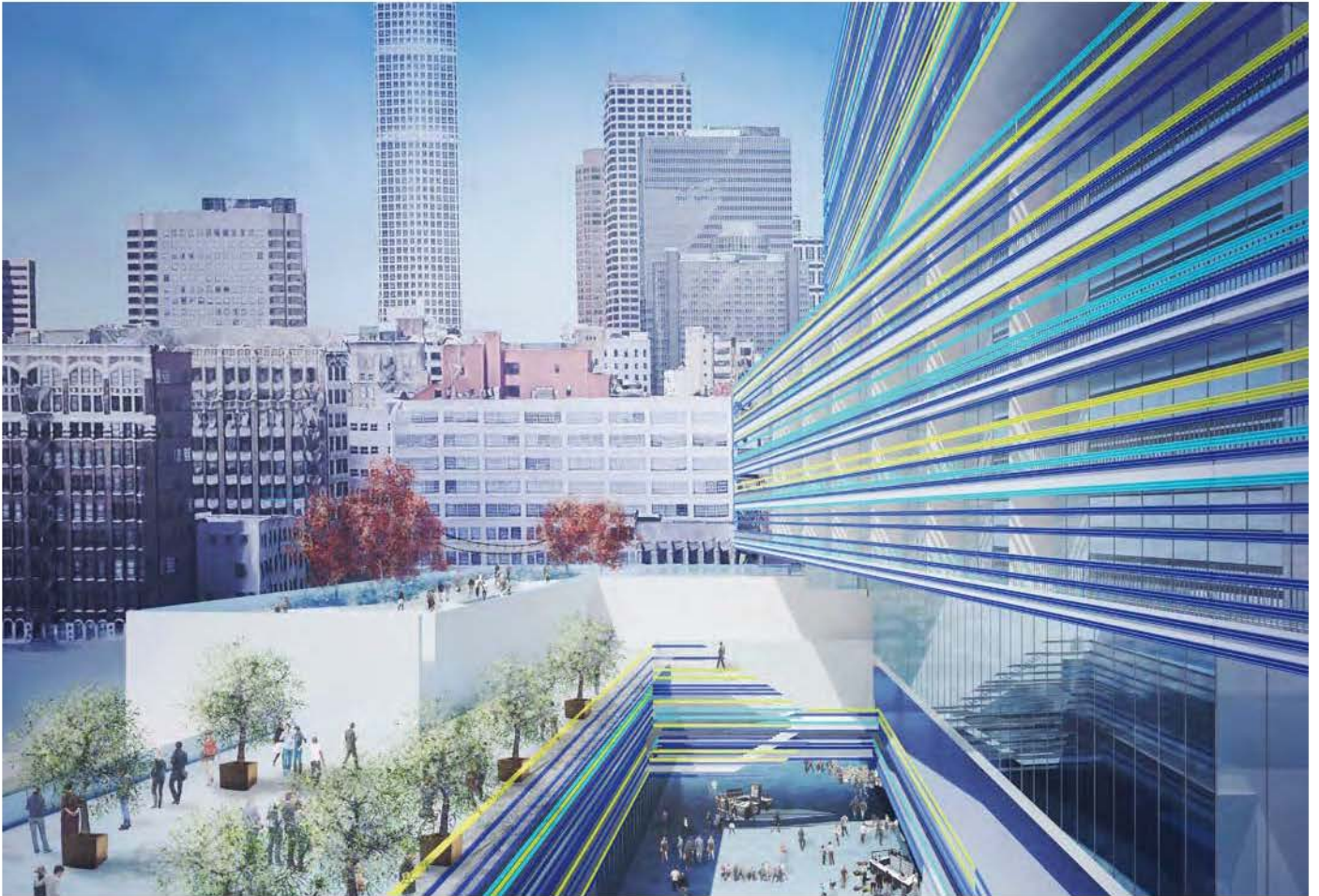
**CLIENT/OWNER**  
Los Angeles Flower Mart

**TOTAL SQUARE FOOTAGE**  
420,000

**COMPLETED**  
2019

**CONTACT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)

**TOTAL COST**  
\$122 million





Detail view of the facade and alternating balcony system.

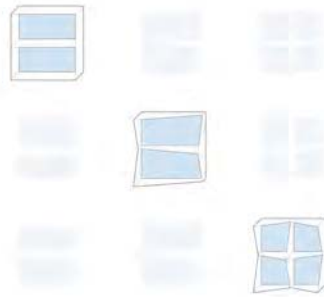
## Albany Street Mixed-Use Housing

Los Angeles, California



Located in the heart of downtown Los Angeles along the 110 freeway and across from the LA Convention Center this new pair of 20 story concrete highrise structures will contain 580 total housing units ranging from studios, 2 bedroom and luxury units. It will also have 38,000 square feet of commercial space on the ground level and parking for 1,000 cars.

### DESIGN OPTIONS



BROOKS + SCARPA ARCHITECTS

**CLIENT/OWNER**  
The Israel Group

**TOTAL SQUARE FOOTAGE**  
878,000 SF on  
2.5 acres

**TOTAL COST**  
\$185 million

**COMPLETED**  
2018

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)





Master Plan of the 11-acre site

## SunCal Mixed-Use Housing

Los Angeles, California



Located in the heart of the emerging Arts District in downtown Los Angeles, this project is part of a masterplan for the redevelopment of an 11 acre manufacturing site. In addition to the masterplan this project includes the schematic design of a 10 story mixed-use concrete structure consisting of 192 housing units, 288 parking spaces and 35,000 square feet of commercial/retail space on the ground level.

**CLIENT/OWNER**  
SunCal

**TOTAL SQUARE FOOTAGE**  
246,000 SF and 288  
parking spaces.

**TOTAL COST**  
\$56 million

**COMPLETED**  
2019

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)



*Views of the building in the urban context showing retail at the street level with a residential courtyard above and sky bridges connecting to the residential amenity spaces.*





View from the corner of Robertson and Washington Blvd.

### T.O.D. Development

Culver City, California



Located directly adjacent to the new Culver City Expo Robertson Station this mixed-use development provides 144 residential units, 75,000 square feet of creative commercial space and 40,000 square feet of retail space on the street level connecting directly to the station



**CLIENT/OWNER**  
Karney Management  
Company

**TOTAL SQUARE FOOTAGE**  
218,000 SF and 460  
parking spaces.

**TOTAL COST**  
\$58 million

**COMPLETED**  
2017

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
www.brooksscarpa.com



*Detail views of the mixed-use creative office building*

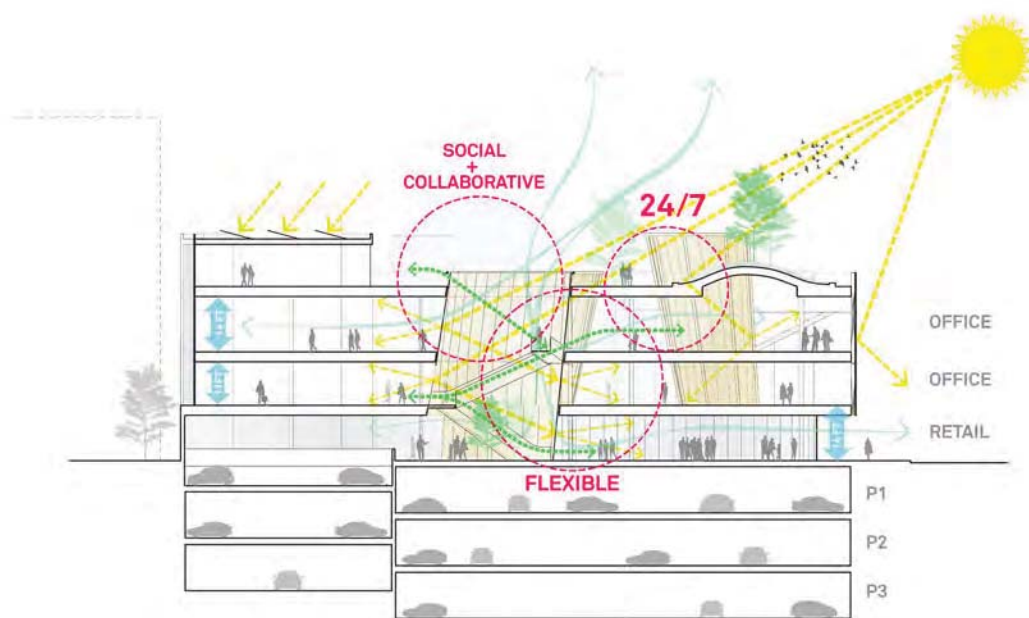




View from Washington showing ground floor retail and creative office above.

## Culver City Mixed-Use Creative Offices

Culver City, CA



**CLIENT/OWNER**  
Clarett West, Inc.

**TOTAL SQUARE FOOTAGE**  
88,000 SF

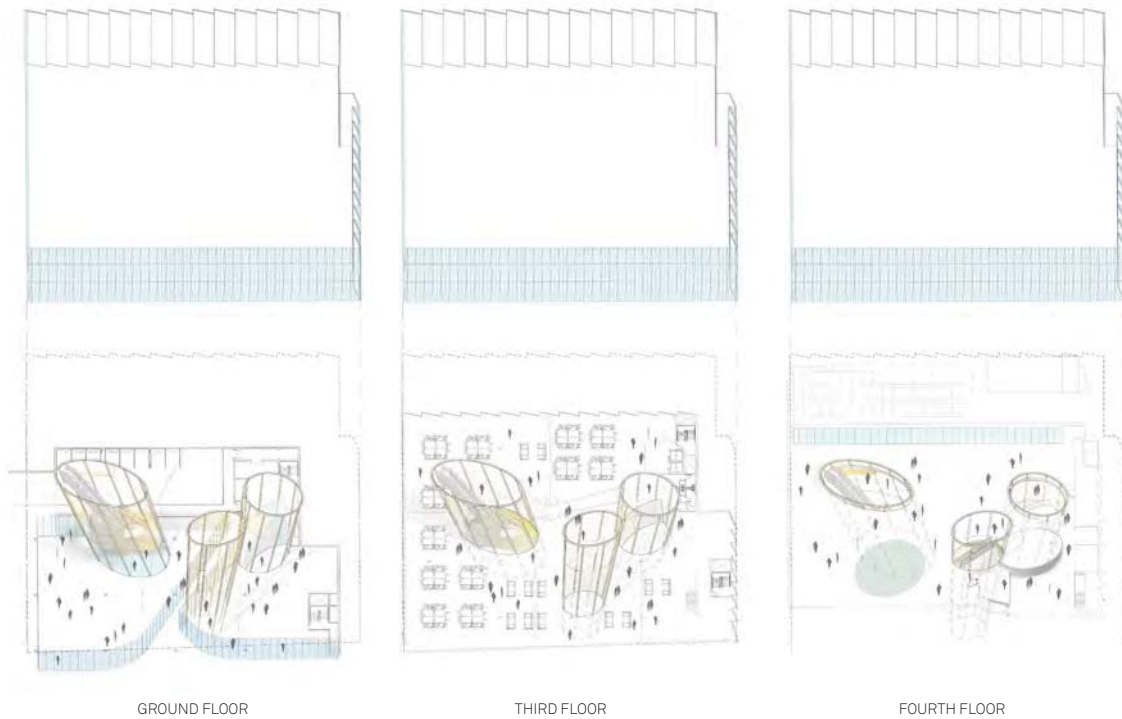
**TOTAL COST**  
\$19.45 million

**COMPLETED**  
2019

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
www.brooksscarpa.com



Detail views of the operable aluminum screen (upper left). Typical unit interior (above right). Main facade on Fairfax Ave (below).



GROUND FLOOR

THIRD FLOOR

FOURTH FLOOR



View along South 200th showing the 1,050 car garage with retail space, plaza and Angle Lake Station

## Angle Lake Transit Station and Plaza

Seattle, WA



Angle Lake is a Design/Build contract to design and construct a 1,050-stall parking garage, plaza and retail complex next to the future Angle Lake light rail station. The contract includes a connecting plaza, a drop-off area for light rail users, a retail space with dedicated parking, and 35,000 square feet to be held for future transit-oriented development.

The garage and plaza are part of the 1.6-mile South 200th Link Extension that Sound Transit broke ground on last year and is working to open in September 2016. When complete, service to Angle Lake Station will connect 5,400 average weekday riders to the system and provide congestion-free 40-minute rides to downtown Seattle.



**CLIENT/OWNER**  
Sound Transit  
WashDOT  
City of Seatac

**TOTAL SQUARE FOOTAGE**  
765,000 SF

**TOTAL COST**  
\$53 million

**COMPLETED**  
2016

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)





*View from Broadway St. showing the new facade and retail added to the ground level.*

## Mixed-use Parking Structures

Santa Monica, CA



Inspired by such diverse things ranging from the quilt makers of Gee's Bend in southwest Alabama to manufacturers of industrial shipping pallets the architects explored the potential and role pattern making can play in architecture and building construction.

The main feature of the structure is the building façade, which was designed from a single mass-produced and repeatable panel composed of a series of cement board slats formed into screens resembling lumber pallets. Each panel is approximately 10 feet by 16 feet and arranged in a slightly different position or orientation relative to each adjacent panel. Additionally, some panels have a slight shift in the position of a single plank within a number of various panels.

This produces a visual perception of a non-repeating complex patterned facade that is aesthetically pleasing, visually diverse, provides screening of the parked cars and is economically mass-produced.

Both garages adjoin and serve the Frank Gehry designed Santa Monica Place, a 1980s indoor shopping mall. The new Santa Monica Place builds upon the success of the 3rd Street Promenade and Southern California's ideal outdoor climate, creating a more walkable and street-like atmosphere. The redesign of the garages preserves the iconic steel mesh signage created by Frank Gehry, while updating many other aesthetic and functional features for the 21st century.

**CLIENT/OWNER**  
City of Santa Monica

**TOTAL SQUARE FOOTAGE**  
2 million SF

**TOTAL COST**  
\$8.5 million

**COMPLETED**  
2011

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)



*New retail kiosks (upper right), new public art (upper left), overview of the structure on Broadway and 4th Street (below).*





Campus view showing housing and campus student services integrated into the parking structure.

## UCSB Parking Structure with Housing

Santa Barbara, CA



This project consists of 105 units for student housing, 600 car parking structure, student services and classroom space on the ground level and a park for campus events.

The facade is made from small tube steel members organized in a simple linear order supported by a light gauge support structure attached to a concrete garage structure.



**CLIENT/OWNER**  
University of California  
Santa Barbara

**TOTAL SQUARE FOOTAGE**  
232,000 SF

**TOTAL COST**  
\$24 million

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
www.brooksscarpa.com



Street view showing student services and student housing above with attached parking (above), view from campus green (below).



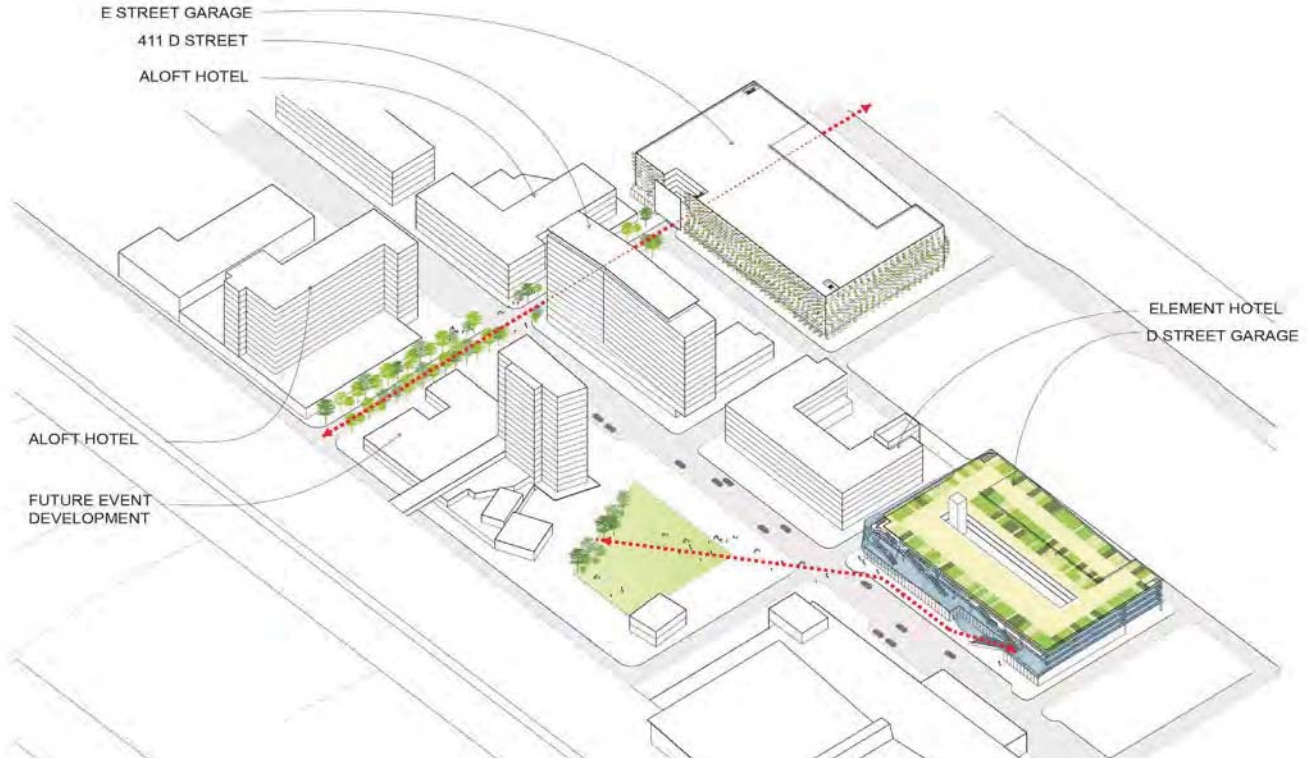


Diagram showing the connection of the two new mixed-use parking structures and how it will connect to the convention center, adjacent hotels and surrounding amenities.

## Boston MCCA Convention Center Mixed-use Parking

Boston, MA

This project consists of two mixed-use parking structures for 1500 cars located next to the Massachusetts Convention Center in downtown Boston. It will serve the convention center and three surrounding hotels. The MCCA's requirements include being able to convert the structures to office space, housing or other uses at a future date.

The design is expected to be approved by numerous state and local agencies including the South Boston Architectural Review, The State of Massachusetts and Boston building and safety and planning.

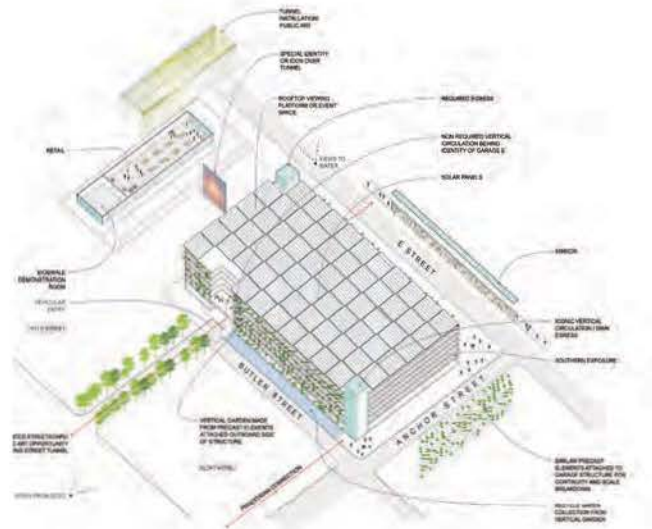
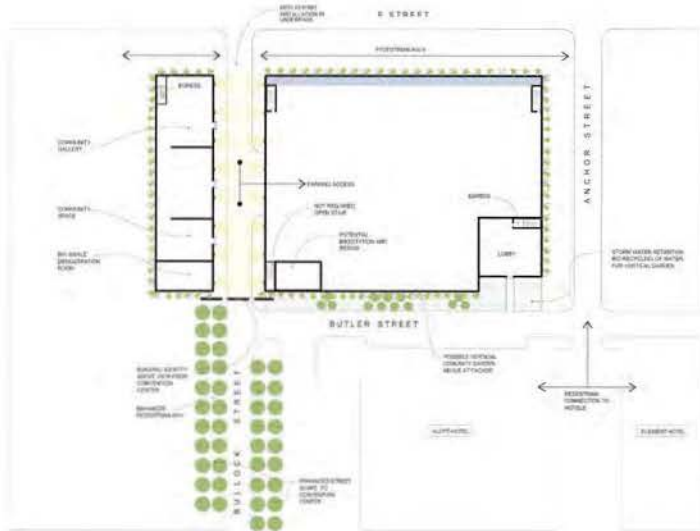
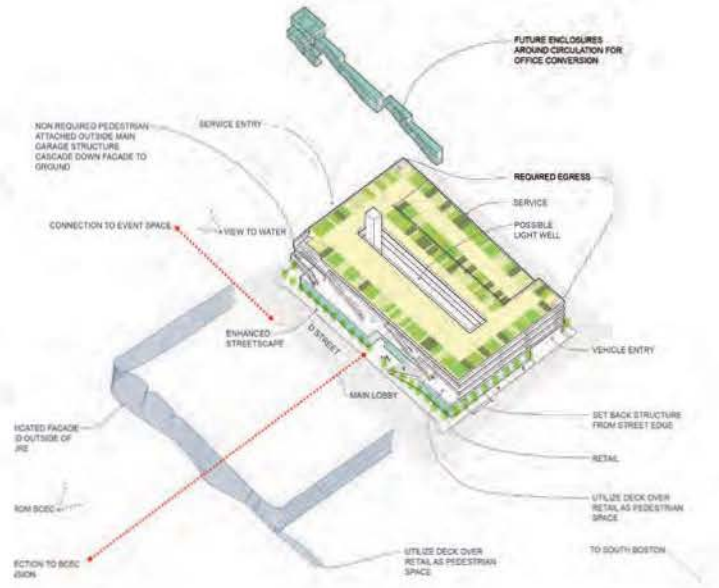
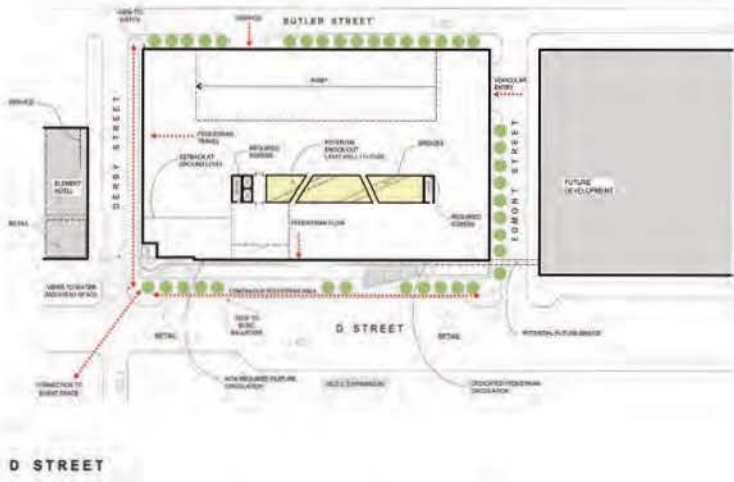
**CLIENT/OWNER**  
Massachusetts  
Convention Center  
Authority

**TOTAL SQUARE FOOTAGE**  
516,000 SF

**TOTAL COST**  
\$86 million

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
www.brooksscarpa.com

**PROJECT DATE**  
2017





*View approaching the structure from the main medical campus entry.*

## Mixed-use Parking Structure

San Diego, CA



The final design, partially set into the hillside, seamlessly reconciled urbanistic, functional and environmental concerns and accommodated 1,200 cars on eight levels.

Rather than simply sitting on the landscape, the garage is conceived as an extension of the landscape. It is a mediating form, between the natural canyon and the busy urbanity of the campus. This concept is executed by the variation of patterned panels facing each direction – on the canyon side, the panels echo the patchwork of native grasses; on the campus side, the louvered horizontal fins communicate a faster pace, more in tune with the passing pedestrian, bike and motor vehicle traffic. In addition,

passive design admits abundant natural light, even to lower levels, and eliminates the need for mechanical ventilation. Ample sightlines are provided for security.

The garage is constrained on the south side by an existing street and the under-construction Cardiovascular Center, and on the north side by a grassy riparian open canyon that forms a habitat for a variety of wild grasses and fauna.

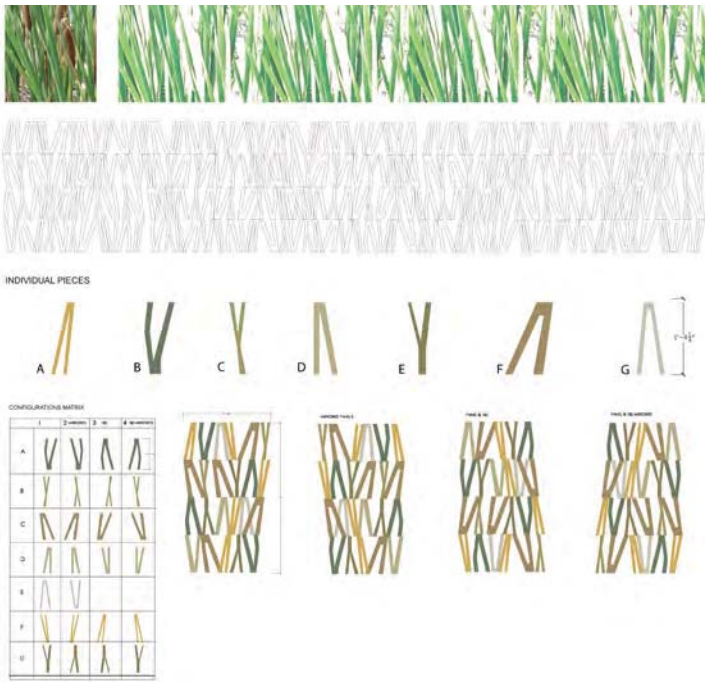
**CLIENT/OWNER**  
University of California  
San Diego

**TOTAL SQUARE FOOTAGE**  
364,800 SF

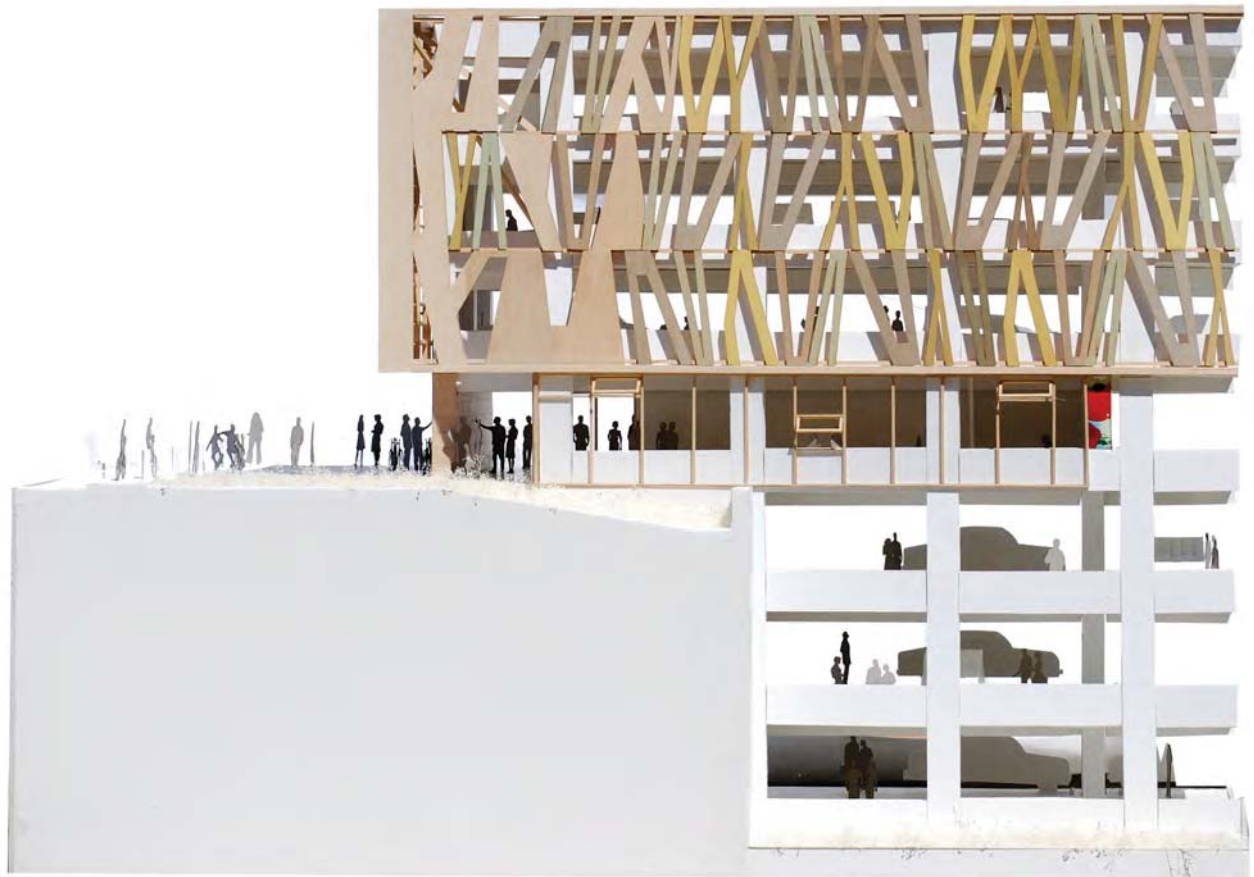
**TOTAL COST**  
\$16.5 million (est.)

**COMPLETED**  
2009 (unbuilt)

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
[www.brooksscarpa.com](http://www.brooksscarpa.com)



*Prefabricated facade concept and components (above), model (below)*





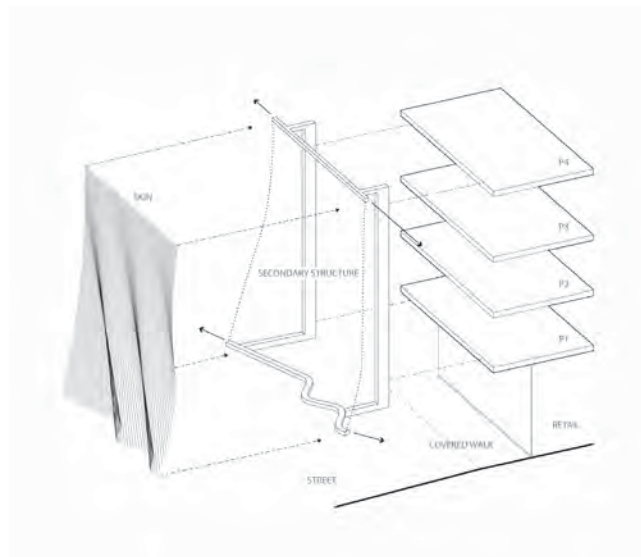
View from the corner of Collins Ave and the new pedestrian street connecting to the public park.

## Miami Beach Mixed-use Parking Structure

Miami Beach, FL



A 1,200 car mixed-use parking structure with retail on other public amenities. The project is located next to the Miami Beach City Ballet and Library and across the street from Collins Park just one block from the beach in a vibrant pedestrian area of the city near Collins Avenue.



**CLIENT/OWNER**  
City of Miami Beach

**TOTAL SQUARE FOOTAGE**  
280,000 SF

**TOTAL COST**  
\$22 million

**ARCHITECT**  
Brooks + Scarpa  
4611 W. Slauson Ave  
Los Angeles, CA 90043  
tel. 323-596-4700  
www.brooksscarpa.com



Overview along Collins Ave showing the stainless tube facade (above), master plan (below).





**Scott A. Lee, AIA, LEED AP**  
PRESIDENT AND PRINCIPAL



Scott leads the firm's international design practice with expertise in hospitality, mixed-use and residential developments. Scott is an internationally recognized thought leader with more than three decades of experience in the buildings market, large-firm operations, and talent management. His efforts solidified SB Architects' presence throughout Southeast Asia, Caribbean, and Latin America and established a number of long-standing relationships with clients and partners across those regions. Adept at defining a design vision that blends the key elements of a brand's identity with an authentic expression of the site, Scott has been instrumental in the development of destination properties in established and emerging markets around the world.

EDUCATION

CA Polytechnic State University,  
San Luis Obispo,  
Bachelor of Architecture

REGISTRATION

California  
Florida  
Michigan  
Puerto Rico

Certified by the National Council of  
Architectural, Registration Boards, 1995

ORGANIZATIONS

American Institute of Architects (AIA)  
National Council of Architectural  
Registration Boards (NCARB)  
Urban Land Institute (ULI),  
Recreation Council Member  
Hospitality Industry Association  
U.S. Green Building Council  
(USGBC) LEED AP

ACCOLADES

Lodging Conference  
Urban Land Institute Conferences

FIRM PORTFOLIO

**Twelve Oaks Reserve**

Temecula, California  
200-key resort, spa, event space, production  
winery and wine pavilion

**The Lodge at Pebble Beach**

Carmel, California  
163-key guestroom renovation including outdoor  
living rooms, private bath gardens and public  
space

**The Cove, a Ritz-Carlton Reserve**

Residence  
Morgan's Point, Bermuda  
77-key boutique hotel, 202 residential units, spa,  
F&B, event space and marina

**Palm Court**

Miami Design District, Florida  
80,000 sq.ft. luxury retail development

**Manhattan Mixed-use Highrise**

New York, New York  
94-story tower with 84-key boutique hotel, spa, 4  
levels of retail space, 12 levels of office space and  
490 residential units

**Kimpton Seafire Resort + Spa**

Grand Cayman, Cayman Islands  
265-key resort, 62 branded residences and  
bungalows, 5 F&B, spa and event space

**Farmhouse Inn**

Forestville, California  
13,700 sq.ft. historic hotel expansion, spa, fitness  
center, and addition of 9 guest suites

**Nicklaus Village at Promontory**

Park City, Utah  
Single-family residences (ranging from 2,500 -  
4,700 sq.ft.) surrounding new Nicklaus golf course

**Dorado Beach, a Ritz-Carlton Reserve**

Dorado Beach, Puerto Rico  
127-key hotel destination resort, resort residences,  
spa, beach club, restaurants, historic surf room

**GH Atlanta**

Atlanta, Georgia  
Urban social club with amenities

**Kona Village**

Kona, Hawaii  
13-key resort renovation, spa, beach club and  
event space

**Auberge Leaf Cay**

Bahamas  
Master planned private island with 8,000 sq.ft.  
custom estate with 4 villas and spa

**Lavastone at Mission Hills Hainan**

Haikou, Hainan Island, China  
3,000-unit branded residential resort community

*continued...*



**Scott A. Lee, AIA, LEED AP**  
PRESIDENT AND PRINCIPAL

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FIRM PORTFOLIO

**Visun Jiangshang Resort Residences**

Haikou, Hainan Island, China  
164-unit residential resort community with clubhouse

**St. Regis Bahia Beach**

Rio Grande, Puerto Rico  
77-branded residences, golf clubhouse, beach club and luxury custom estates

**CostaBaja Resort & Marina**

La Paz, Baja California Sur, Mexico  
550-acre resort residential community with 250 residences, golf clubhouse  
and Gary Player golf course

**The Ritz-Carlton Rancho Mirage**

Rancho Mirage, California  
240-key hotel, 20,000 sq.ft. spa, F&B

**The Fairmont Vail**

Vail, Colorado  
128-key destination hotel, 91 residences, 11,000 sq.ft. event space, 10,000  
sq.ft. spa

**The Ritz-Carlton Kapalua**

Maui, Hawaii  
500-key resort renovation and expansion, 3 F&B, spa

**Calistoga Ranch, An Auberge Resort**

Calistoga, California  
78-key luxury resort hotel, branded residences and spa

**Andaz San Diego Hotel**

San Diego, California  
85-key renovation of historic hotel

**Chileno Bay**

Los Cabos, Mexico  
Master planned resort and branded residential community with marina and  
retail

**Plumpjack Squaw Valley Inn**

Lake Tahoe, California  
81-unit branded residential spa, commercial, F&B, event space

**St. Regis Napa Valley**

Napa, California  
37-key resort, 113 branded villas, 70 whole-ownership villas, spa, winery, wine  
cave and culinary facility, LEED

**Enchanted Resort**

Calistoga, California  
100-key resort; 36 cottages, 20 residence club units, spa & fitness, F&B,  
event space

**Jeddah City**

Jeddah, Saudi Arabia  
Master-planned community with 5,098 residential units, 278,793 SM office  
space, 89,954 SM retail, 250-key hotel, community centers, civic buildings  
and mosques

PREVIOUS EXPERIENCE

**Bacara Resort & Spa**

Goleta, California  
360-key luxury resort and spa

**Costanoa Resort & Camp**

Pescadero, California  
Eco-adventure resort with 40 lodge rooms, individual cabins and spa

**The Lodge at Sonoma Resort & Spa**

Sonoma, California  
180-key luxury resort and spa



**Mark Sopp, AIA, LEED AP**  
SENIOR VICE PRINCIPAL



With more than 25 years of international and domestic mixed-use and hospitality master planning, conceptual design and project management experience, Mark Sopp has an acute understanding of business operations and innovative design principles. He works with developers and design teams to lead projects through a coordinated process to ensure the end product reflects the client's goals and vision. As the former Director of the Retail and Mixed-Use Studio at Callison, he was the lead designer for the Ala Moana Center expansion and the revitalization of the Royal Hawaiian Center, which won the 2008 Honolulu AIA Merit Award. Shanghai's mixed-use Grand Gateway development and the Ayala Center Greenbelt in Manila - winner of the 2003 ULI Award of Excellence design direction.

EDUCATION

Arizona State University,  
Bachelor of Science in Design

REGISTRATION

Washington, 2014

ORGANIZATIONS

Urban Land Institute (ULI)  
American Institute of Architects (AIA)  
U.S. Green Building Council  
(USGBC) LEED AP

ACCOLADES

Ala Moana Center, Honolulu, Hawaii  
ICSC-Design Award, 2001  
SADI-Honorable Mention, 2000  
Royal Hawaiian Center, Honolulu,  
Hawaii  
NAIOP-Hawaii State Chapter  
Renovation Excellence, 2008  
SADI-Renovated or Expanded Power  
Center, 2008  
AIA Honolulu, Merit Award-  
Renovation, 2008  
Ayala Greenbelt 3w, Manila,

FIRM PORTFOLIO

**Ghaf Hills**

Dubai, United Arab Emirates  
293-hectare mixed-use development; 66-key  
hotel and spa, 100 apartments, 40 branded  
residences, 25 residential villas

**Esplanade at Aventura**

Aventura, Florida  
Mixed-use redevelopment with 250,000-350,000  
sq.ft. of retail and F&B, 45,000 sq.ft. office,  
boutique hotel, underground parking and a  
pedestrian-based podium

**Pristine**

Red Sea Islands, Saudi Arabia  
Large-scale master plan encompassing 64  
destination resorts on 54 islands with 10,000-  
keys

**Parc Pointe**

Santa Monica, California  
Mixed-use development with 50,000 sq.ft. retail,  
72,000 sq.ft. office and 295 residential units

**Plaza at Aurora Square**

Seattle, Washington  
Urban center with 115,000 SF retail and 400  
residential units

**Kimpton Grand Cayman Hotel**

Grand Cayman, Cayman Islands  
Destination resort: a 265 key hotel, 62 residences  
and bungalows, 5 restaurants, spa and event  
facilities

**USC Village**

Los Angeles, California  
35-acre urban mixed-use village for the  
University of Southern California

**Amara Hotel**

Limassol, Greece  
240-key destination resort, branded residential  
tower, F&B, event space

**Six Senses Turks and Caicos**

Turks & Caicos, British West Indies  
Destination resort with 86-keys, 11 villas, 45  
residential villas, eco-center and organic farm,  
restaurants, spa and function space

**Pendry Park City**

Park City, Utah  
Destination ski resort and mixed-use project with  
retail canyon, arts district, boutique hotel and  
branded residences, cinema and entertainment  
venues and commercial office space

**Park Hyatt Los Cabos**

Los Cabos, Mexico  
Destination resort with 155-key hotel, 65 branded  
residences, conference center and spa

**Jeddah City**

Jeddah, Saudi Arabia  
Master planned urban community, 5,098  
residential units, office space, retail, hotel,  
community centers, civic buildings, mosques

continued...



## Mark Sopp, AIA, LEED AP

SENIOR VICE PRINCIPAL

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### FIRM PORTFOLIO

#### Cottonwood Mixed-Use Development

Holladay, Utah

70-acre, 5-block development with 355 residential units, 98,800 sq.ft. retail and 11,800 sq.ft. entertainment

#### Paşabahçe

Istanbul, Turkey

117-key boutique hotel with 5 waterfront yalis, 31 townhouses and apartments, waterfront restaurant, conference facility and event terrace

#### Stavros Limassol Resort

Limassol, Cyprus

155-key, 5-star oceanfront hotel, residential villas, spa, amenities

#### FivePoint Pavilion Park

Irvine, California

Community park with clubhouse and amenities

#### University Crossings

Los Angeles, California

6-acre mixed-use village

#### Konka Moon River

Zhouzhuang, Jiangsu, China

320,000 SM development with a 250-key hotel, commercial development, performing arts center

#### Jiangshang Resort Residences

Haikou, Hainan Island, China

165 resort villas and club with fitness center

### PREVIOUS EXPERIENCE

#### Ayala Greenbelt 3

Makati District, Manila, Philippines

Retail and entertainment centerpiece of Greenbelt Civic Park

#### Grand Gateway

Shanghai, China

Successful mixed-use development incorporating retail, residential, hotel and office space on top of the subway system

#### Royal Hawaiian Center

Honolulu, Hawaii

310,000 sq.ft. renovation of a luxury retail, dining and an entertainment center in the heart of Waikiki

#### Ritz-Carlton Resort & Villas Marassi

El Alamein, Egypt

250-key destination resort, 350 branded apartments and 50 villas, spa and fitness facilities

#### Montage Royal Island

Eleuthera, Bahamas

Master planned resort community; 185-key resort, 103 branded villas, Jack Nicklaus golf course and clubhouse, spa & marina

#### Arza Cape Resort

Republic of Montenegro

11-hectare destination resort; 250-key resort, 30 branded villas, 350 apartments, F&B, spa and marina

#### Ritz-Carlton Rose Island

Rose Island, Bahamas

95-key hotel, 40 lock-off branded residential units, 40 RC club units, 135 single-family home sites, 14,000 sq.ft. spa, retail, marina

#### CostaBaja Resort & Marina

La Paz, Baja California Sur, Mexico

550-acre resort residential community with 250 residences, golf clubhouse and Gary Player golf course

#### Point Villas at Chileno Bay

Los Cabos, Baja California Sur, Mexico

Master planned resort; 11 residential villas, retail and marina

#### Limni Resort

Paphos, Cyprus

Resort hotel with 650 ownership villas and spa, Jack Nicklaus and Gary

#### Central Walk

Shenzhen, China

92,000 sq.m. retail and entertainment center

#### Ala Moana Center

Honolulu, Hawaii

300,000 sq.ft. expansion of the center including international and local retail and restaurants

#### Ritz-Carlton, San Francisco

San Francisco, California

Oversaw Construction Administration for the multi-phase renovation of a historic landmark



**Jason Ambrose**  
VICE PRESIDENT



With more than 25 years of international and domestic mixed-use experience, Jason Ambrose has an acute understanding of business operations and the design process, particularly with retail and multi-family project types. He works with developers and design teams to lead projects through a coordinated process to ensure the end product reflects the client's goals and vision. As leader of SB Architects' mixed-use sector, Jason is recognized throughout the design industry for his nuanced understanding of individual project components, along with his talent to successfully and thoughtfully integrate uses. Jason conceives highly-effective project solutions that not only deliver complex programs but further enhance his clients' commercial strategies.

EDUCATION

University College London,  
Bartlett School of Architecture  
& Planning

Tulane University School of  
Architecture

ORGANIZATIONS

Urban Land Institute (ULI)

International Council of Shopping  
Centers (ICSC)

San Francisco Bay Area Planning  
and Urban Research Association  
(SPUR)

FIRM PORTFOLIO

University Village  
*Boca Raton, Florida*  
Mixed-use development with 829 multi-  
generational residential units, 170,000 sq.ft. retail,  
72,000 sq.ft. office/civic, and 185-key hotel

Scotchollow  
*San Mateo, California*  
Combination of new and renovated multi-family  
housing community of at least 400 dwelling  
units, improved streetscape and pedestrian  
walkways, amenity spaces, and site conditions

Seritage NewPark  
*Newark, California*  
Re-development of the Sears building, with 400  
units of multifamily residential, 145,000 sq.ft. new  
retail, restaurants, new dining and event plaza.

Esplanade at Aventura  
*Aventura, Florida*  
Mixed-use redevelopment with 250,000-350,000  
sq.ft. of retail and F&B, 45,000 sq.ft. office,  
boutique hotel, underground parking and a  
pedestrian-based podium

Esplanade Town Center at Boca Raton  
*Boca Raton, Florida*  
Mixed-use redevelopment, lifestyle retail,  
restaurants, creative office space, high-rise  
residential, and two shared use parking decks

Esplanade Westland Mall  
*Hialeah, Florida*  
Redevelopment and extension of an existing  
shopping mall, retail anchor tenants, food court,  
entertainment uses, and parking deck

PREVIOUS EXPERIENCE

Warm Springs Area 4  
*Fremont, California*  
Master plan for a new transit-oriented district  
in Fremont. Over 2000 new multifamily and  
townhouse residences, neighborhood serving  
retail, and 1.6 million sq.ft. of commercial office.

Westfield Stratford City  
*London, England*  
New Westfield shopping center, multifamily  
housing and commercial office in East London,  
with integrated subway and bus transit stations.

Leith Docks Edinburgh  
*Edinburgh, Scotland*  
Redevelopment of an existing shopping center  
on the Edinburgh docks and the addition of new  
commercial office and housing.

Martineau Galleries  
*Birmingham, England*  
Redevelopment of an existing shopping center in  
Birmingham, England's city center with new retail,  
high-rise residential and commercial office.

*continued...*





## Teresa Ruiz, AIA, LEED AP

VICE PRESIDENT AND ASSOCIATE PRINCIPAL



Teresa Ruiz has over 20 years of architectural experience with a strong focus on multifamily and residential projects. Her past projects have received numerous national awards, including the ULI Jack Kemp Workforce Housing Award. Teresa was recognized in 2012 as a winner of ENR California's 'Top 20 Under 40.' She is immersed in evaluating and implementing best practices as they relate to the design efficiency, performance, scheduling and optimization of the design team. She supports a rigorous design process that harnesses research, technology, and building science to create contextually appropriate, holistic solutions for advancing the firms' multifamily practice. Prior to joining SB, Teresa worked with BAR Architects.

### EDUCATION

University of Oregon,  
Master of Architecture

University of California, Berkeley,  
Bachelor of Architecture

### REGISTRATION

California, 2006

### ORGANIZATIONS

American Institute of Architects (AIA)

SPUR

ULI San Francisco, Executive Board  
Management Committee

ULI San Francisco Local Residential  
Product Council member

### ACCOLADES

ENR California's Top 20 Under 40

Foss Creek Court: Affordable Housing  
Finance, Readers' Choice Award

2014 Emerald Vista - ULI Jack Kemp

### LANGUAGES

Spanish

Chinese (Mandarin)

### FIRM PORTFOLIO

2538 Telegraph

*Oakland, California*

Urban multifamily dwelling complex including street-level retail, 97 residential units, two courtyards, fitness facility, shared work spaces, communal living room demonstration kitchen, and rooftop area amenity space

707 Leahy

*Redwood City, California*

Renovation of an existing multifamily housing community to provide a better streetscape and connection with adjacent neighbors

### PREVIOUS EXPERIENCE

The Courtyards at 65th

*Emeryville, California*

331 units of housing including 3,000 sq.ft. of retail, business center, exercise facility and mini theater

California Avenue Homes

*Palo Alto, California*

112-unit multifamily faculty housing for Stanford University

North Park, The Sycamores

*San Jose, California*

445-unit multifamily community on podium with extensive complex amenities

Sharon Green Apartments

*Menlo Park, California*

Renovation of an 18-building multifamily housing community of 289 dwelling units including improvements to the dwelling units, amenity spaces, clubhouse and leasing office

1640 Broadway

*Oakland, California*

Residential highrise tower of 39 floors and 555,000 sq.ft. including 302 residential units, 6,300 sq.ft. of retail and 122,000 sq.ft. of structured parking

1645 Pacific Avenue

*San Francisco, California*

38-unit mixed-use luxury residential community over ground-floor retail, 10% on-site inclusionary housing

South Hayward BART Transit-Oriented  
Development

*Hayward, California*

81 units of affordable senior housing and 125 units of affordable multifamily housing on podium

Emerald Vista

*Dublin, California*

180-unit multifamily and senior residential housing community, childcare center and community building





**Carlos Hurtado, LEED AP**  
ASSOCIATE



Carlos Hurtado has spent the past 15 years focused on and committed to revitalizing, enhancing and repositioning urban environments through master planning and architecture. Carlos' broad career real estate development and design experience include small and large-scale hospitality and mixed-use projects, in both domestic and international markets. His extensive experience has crafted visionary, yet realistic revitalization plans. Prior to joining SB Architects, Carlos worked for Stantec, Robert A.M. Stern Architects and the Avery Architectural and Fine Arts Library at Columbia University School of Architecture New York City.

EDUCATION

Universidad San Buenaventura,  
Colombia,  
Bachelor of Architecture

Universidad San Buenaventura,  
Colombia, Graduate Certificate in  
Emergency Housing

Columbia University GSAPP,  
Master of Science Advanced  
Architectural Design

New York University SCPS,  
Graduate Certificate in Real Estate

ORGANIZATIONS

American Institute of Architects (AIA)

U.S. Green Building Council  
(USGBC)

LANGUAGES

Spanish

PREVIOUS EXPERIENCE

Stantec

Robert A.M. Stern Architects

Avery Architectural and Fine Arts  
Library at Columbie University

FIRM PORTFOLIO

Sam Lord's Castle, A Wyndham Grand  
Resort  
*St. Michael's, Barbados*  
450-key resort hotel, 3 restaurants, 20,000 sq.ft.  
meeting and event space, luxury spa & fitness  
center, historic castle ruins

Hyatt Centric Carlisle Bay  
*Bridgetown, Barbados*  
High-rise beachfront resort with 182-key hotel,  
19 luxury condominiums, spa and event facility

PREVIOUS EXPERIENCE

The Shore Club  
Miami Beach, Florida  
300,000 sq.ft. hotel and condo conversion

Triton Center, Hilton Garden Inn  
Miami, Florida  
720,000 sq.ft. mixed-use development, retail,  
residential and hotel

Ritz Carlton  
Astana, Kazakhstan  
450,000 sq.ft., 130-key hotel, 245 residences

Tiffany & Company Mezzanine Salon  
New York, New York  
3000 sq.ft. 5th Ave. flagship private showroom

Tower in Xin Yi  
Taipei, Taiwan  
190,000 sq.ft., 22 story tower with 30 residences

520 Park Avenue  
New York, New York  
252,000 sq.ft., 54 storytower with 31 residences

Hong Kong Golf and Tennis Resort  
Hong Kong, China  
325,000 sq.ft. clubhouse, hotel, accommodation  
buildings plus villas

The Harrison  
New York, New York  
327,000 sq.ft., two tower condominium with 132  
residences retail and Equinox gym

Mandarin Oriental  
Atlanta, Georgia  
367,000 sq.ft., 127-keys, 45 residences

Urbanization Sur La Mer  
*Larvotto, Monaco*  
275,000 sq.m., 127-key hotel and 45 residences

30 Park Place, Four Seasons Downtown  
New York, New York  
600,000 sq.ft. 189-keys, and 157 residences

Pezet II San Isidro  
*Lima, Peru*  
275,000 sq.ft., 30 story tower





**Joe Cerri, AIA, LEED AP**  
PROJECT ARCHITECT



Joe Cerri is responsible for overseeing market growth for mixed-use and residential design projects. His career spans large, aspirational projects in domestic markets where he has developed an expertise directing teams and complex projects. Passionate about “bold ideas,” Joe’s thought leadership and understanding of the highest and best uses for sites bring about projects that are durable, authentic and inspired. An expert in mid-rise, mid-density architecture with a focus on multifamily residential and mixed-use projects, Joe is widely respected for his forward-thinking approach. Prior to joining SB Architects, he worked at KTGy Group Architecture + Planning in design and project management.

EDUCATION

University of Oregon,  
Bachelor of Architecture

REGISTRATION

California, 2009

ORGANIZATIONS

American Institute of Architects (AIA)  
U.S. Green Building Council  
(USGBC) LEED AP

ACCOLADES

Canopy at Timber: 2016 BIA Award  
for Best Arch'l Design & Best Multi-  
Product Community  
Centered: 2014 BIA Award for  
Community of the Year Attached,  
2014 Gold Nuggets, Best Plan Under  
2000 sq.ft., 2014 The Nationals  
Fourth & U: 2011 Gold Nugget Award of  
Merit – Best Site Plan, Best Mixed-Use

PREVIOUS EXPERIENCE

KTGY Group Architecture + Planning

FIRM PORTFOLIO

University Village  
*Boca Raton, Florida*  
Mixed-use development with 829 multi-  
generational residential units, 170,000 sq.ft.  
retail, 72,000 sq.ft. office/civic, and 185-key hotel

Uptown District Mixed Use Masterplan  
*Los Angeles, California*  
2,000+ units (multi-family, single-family attached,  
luxury condo, and senior living), 200,000 sq.ft.  
office tower, 80,000 sq.ft. retail, and 125-key hotel

PREVIOUS EXPERIENCE

Warm Springs Innovation Village, by Lennar  
*Fremont, California*  
New transit-oriented community in a major  
master-planned redevelopment area. 380+  
for-sale dwelling units including 3- and 4- story  
townhouses and 4-story elevator flats

Perch, by Trumark Homes  
*Dublin, California*  
New community, 60 contemporary townhouses  
with roof decks

Trestle Glen, BRIDGE Housing Corp.  
*Colma (San Mateo County), California*  
Redevelopment of a 2.7-acre RV trailer park into  
transit-oriented, 119-unit affordable apartment  
community with childcare tenant space

Twelve Oaks Reserve  
*Temecula, California*  
200-key resort, spa, event space, production  
winery and wine pavilion

Esplanade at Aventura  
*Aventura, Florida*  
Mixed-use redevelopment with 250,000-350,000  
sq.ft. of retail and F&B, 45,000 sq.ft. office,  
boutique hotel, underground parking and a  
pedestrian-based podium

Timber, by Trumark Homes  
*Newark, California*  
New community including 164 for-sale homes in  
townhouse and detached configuration

Centered, by Trumark Homes  
*San Jose, California*  
New community including 96 townhouse and flat  
homes, with community park

Fourth and U, Essex Property Trust  
*Berkeley, California*  
New mixed-use community with 150+ apartments  
over retail and parking

Via  
*Sunnyvale, California*  
Transit orientated development, 284 units, four  
levels of luxury living over retail with parking





# Miguel Campo

ASSOCIATE



Miguel Campo has been involved in the planning and design of many of the firm's urban design projects. He is committed to meaningful placemaking, shaping engaging, inclusive spaces that combine a compelling story with a defined point-of-view. Miguel has extensive experience in conceptual and schematic design, with a focus on high-density podiums and large-scale wrap structures. Miguel volunteers for several organizations and participated in the design-build CANstruction competition. Prior to joining SB Architects, Miguel worked at KTGy.

### EDUCATION

University of Illinois,  
Master of Architecture  
University of Puerto Rico,  
Bachelor of Environmental Design

### LANGUAGES

Spanish

### PREVIOUS EXPERIENCE

KTGY

### FIRM PORTFOLIO

Newpark Mall  
*Newark, California*  
Mixed-use development with 400 residential units and 130,000 sq.ft. of retail

University Village  
*Boca Raton, Florida*  
Mixed-use development with 829 multi-generational residential units, 170,000 sq.ft. retail, 72,000 sq.ft. office/civic, and 185-key hotel

### PREVIOUS EXPERIENCE

The Webster  
Oakland, California  
7-Story urban mixed-use building with 15,000 sq.ft. of retail and 234 dwelling units.

360 5th Street  
San Francisco, California  
8-Story urban mixed-use building with 8,000 sq.ft. of PDR space, 1200 sq.ft. of retail and 128 units

4th & Madison  
Oakland, California  
Two urban mixed-use buildings with 4,000 sq.ft. of retail and 330 dwelling units

3706 San Pablo  
Emeryville, California  
Affordable urban mixed-use project with 87 dwelling units and 6,000 sq.ft. of retail

Warm Springs, Multifamily  
Fremont, California  
Three mixed-use 5-story wrap buildings with 966 residential units and 13,000 sq.ft. of retail

Market Park  
San Jose, California  
Two mixed-use podium buildings with 37,000 sq.ft. of retail and 551 dwelling units





## Glen Santayana

DESIGNER



Glen joins SB Architects as a Designer. He has almost 10 years of architectural design experience. He has led, managed, and coordinated projects; providing a range of tasks including preliminary master planning and conceptual design through construction documents and construction administration. He has knowledge of several project types including luxury residential high rise, conceptual master plans, retail, and mixed-use developments. Previously, Glen worked for TEN Arquitectos, Perkins+Will, SOM, and Oppenheim. He also has a graduate degree from Harvard University Graduate School of Design. During his studies, he was a teaching assistant for several faculty members. Glen has a particular interest in teaching and has taught architecture studio courses at Harvard and Florida International University,

### EDUCATION

Harvard University Graduate School of Design, Master in Architecture

Florida International University, Bachelor of Arts in Architecture, Cum Laude

### ACCOLADES

Teaching experience at FIU and Harvard

### PRINTED PUBLICATIONS

MISC Magazine, Architecture and Culture Magazine, Harvard GSD Platform 5, Harvard GSD Platform 4, Actar, A View on Harvard GSD Volume 3, A View on Harvard GSD Volume 2, White House Redux Book

### WEB PUBLICATIONS

99% Invisible podcast, ArchDaily, Fast Co Exist, Business Insider, Huffington Post, Sucker PUNCH Daily SUPER-ARCHITECTS

### FIRM PORTFOLIO

#### Esplanade at Aventura

*Aventura, Florida*

Mixed-use redevelopment with 250,000-350,000 sq.ft. of retail and F&B, 45,000 sq.ft. office, boutique hotel, underground parking and a pedestrian-based podium

### PREVIOUS EXPERIENCE

#### 2000 Ocean

*Hallandale Beach, Florida*

40-story high-end beachfront condo tower with 64 units, spa and resident amenities

#### Corporate Campus

*Sunrise, Florida*

500,000 sq.ft. headquarters for a global company

#### Khan Shatyr Towers

*Astana, Kazakhstan*

Multi-tower 1.7 million sq.ft. development centered around retail

#### Kuwait University Student Activity and Athletic Facilities

*Shadadiya, Kuwait*

10 buildings dedicated to student life and recreation

#### Parkline Residences

*Miami, Florida*

Residences along a linear 2 million sq.ft. park

#### 709 Alton

*Miami Beach, Florida*

165,000 sq.ft. mixed-use development with commercial, retail and parking

#### Fayetteville Mixed-Use

*Fayetteville, North Carolina*

Mixed-use development with commercial, retail, residential and below-grade parking

#### Wilmington Mixed-Use

*Wilmington, North Carolina*

Mixed-use development with residential, commercial, and retail with direct connection to the green parkway

#### Miami Int'l Airport Shopping Hub

*Miami, Florida*

Terminal A shopping center comprised of various vendors

#### Isamoda

*Dubai, United Arab Emirates*

Resort complex man made island with 3 hotels and 150 residential units



**ADOLPHINE “DODIE” KEITH-LAZOWICK, PLS**  
President



**Experience Highlights**

*More than 30+ years of surveying and mapping experience*

*Expertise in preparation of survey data for use in land title transfers, platting, design surveys, right of way and municipal mapping*

**Education**

*B.S. in Land Surveying  
University of Florida, 1982*

**Professional Registration**

*Professional Surveyor & Mapper, Florida (#4105), 1984*

**Professional Affiliations**

*Florida Survey and Mapping Society (FSMS)*

*Broward County Chapter of FSMS*

*American Congress on Surveying and Mapping*

*National Society of Professional Surveyors*

**Publications**

*Co-editor, “Laws and Regulations Affecting Surveying Practice in Florida,” ACSM/ FSPLS Student Chapter, 1982.*

*Co-author, “Total Station Capability,” Proceedings of the ASCM, Fall 1984, San Antonio, TX, 1984.*

Ms. Dodie Keith-Lazowick, with over 30+ years of professional experience, succeeds her father, Bill Keith, as a second-generation professional surveyor, President and Managing Principal of the firm. Ms. Keith-Lazowick handles the daily operations of the firm and serves as the Corporate Officer for all contracts, assuming responsibility for providing sufficient resource allocations and corporate commitment to our diverse client base. Ms. Keith-Lazowick is driven by new challenges and desire to be successful through hands-on, team-building management approach.

Through her years of professional practice and local involvement, Ms. Keith-Lazowick is well versed in agency practices and requirements. Her extensive experience in South Florida has encompassed many phases of planning, design and construction. Further, she has supervised and provided complete development services of both public and private projects for commercial, industrial, transportation, aviation, marine, mixed-use and residential developments. She has particular expertise in governmental liaison and plays an integral role for the permitting and approvals of our projects due to her professional proactive approach.

**SELECTED PROJECT EXPERIENCE**

**Parkland Comprehensive Master Plan for “The Wedge”:** Ms. Keith-Lazowick served as the Contract Manager responsible for this master planning endeavor. The Master plan area consists of 1,949-acre wedge shaped property located between County Line Road and Loxahatchee Road from Palm Beach County to Broward County. It was imperative to identify the future development characteristics and the impacts to the City of Parkland and North Springs Improvement District (NSID) whom will be providing services to these future developments in these annexation areas. The plan was developed through an analysis of existing conditions, an analysis of Level of Service Standards, Meetings Property Stakeholders, and Agencies having jurisdiction.

**City of Parkland Miscellaneous Planning & Engineering Services Contract:** KEITH has been providing ongoing continuing General Planning, Engineering and Surveying and Mapping services to the municipality on an as needed basis for over 11 years. Ms. Keith-Lazowick is the Senior Staff/Elected Officials Liaison for the firm. Signature projects provided under these contracts include: GIS mapping of Municipal Street Map, the Parkland “Wedge” Master Plan, Barkland Dog Park and the Parkland Tennis Center at Quigley Park.

**City of Pompano Beach & CRA Miscellaneous Engineering Services Contract:** KEITH has served as the General Engineering Consultant for the City of Pompano Beach for over 16 years. Ms. Keith-Lazowick serves as the Contract Manager/Elected Officials Liaison for the firm. Many of the project assignments have been in the redevelopment of roadways, parking facilities and utility infrastructure design. All of the firm’s services are utilized including planning, engineering, surveying, subsurface utility engineering, and landscape architecture. Signature design and construction projects include Martin Luther King Boulevard

Streetscape and Utility Improvements, Old Historic Pompano Downtown Roadway and Utility Improvements, Pompano Beach Boulevard Streetscape, Utility and Dune Restoration and Municipal Reclaimed Water Main Phase III Design and Construction project.

**City of Deerfield Beach & CRA Miscellaneous Engineering Services Contract:** KEITH has been providing ongoing continuing General Engineering and Surveying and Mapping services to the municipality on an as needed basis for over 14 years. Ms. Keith-Lazowick is the Senior Staff/Elected Officials Liaison for the firm on an as needed basis. Some projects provided under these contracts include: Hillsboro Boulevard Beautification & Utility Improvement, Beach Dune Re-Nourishment Program, Ocean Way Improvement, and The Cove Shopping Center Drainage & Beatification Improvement.

**PAUL WEINBERG, PLA, ASLA**  
Vice President of Planning and Landscape Architecture



**Experience Highlights**

*More than 18 years of  
landscape architecture and  
design*

**Education**

*Bachelor of Science,  
Landscape Architecture,  
Michigan State University,  
2000*

**Registration**

*Registered Landscape  
Architect, State of Florida,  
#LA666804 (2005)*

*Council of Landscape  
Architecture Registration  
Boards (CLARB Certified)*

**Professional Affiliations**

*Urban Land Institute,  
Member*

*American Society of  
Landscape Architects  
(ASLA), Member*

*American Resort  
Development Association  
(ARDA), Member*

*Riverwalk Trust, Board  
Member*

*MSU Landscape  
Architecture Advisory Board,  
Board Member*

Mr. Paul Weinberg, PLA, is a multi-talented designer and team leader who has been based in South Florida since 2000. During this time, he has worked with a variety of significant public and private sector projects including urban parks, hotels, campuses, plazas, mixed-use development, entertainment districts, streetscapes, waterfront and residential projects that provide meaning and purpose to the community. He has a unique understanding of how to create immersive, authentic and memorable spaces that create place identity to bring vitality to each district. He is committed to a team-based approach that delivers creative, thought-provoking solutions tailored to the distinct character of each project. This collaboration starts with the multi-disciplinary approach at KEITH and builds to include other partners, consultants, and co-collaborators.

**SELECTED PROJECT EXPERIENCE**

**Fort Lauderdale Beach Streetscape Master Plan, Fort Lauderdale, FL:** Mr. Weinberg led a team of designers to develop complete street guidelines for the Beach CRA district including site furniture, pedestrian walkways, transit stops, water taxi stops, signage and roadway cross sections.

**ULI TAP Panel Study SE/Caribbean:** Mr. Weinberg helped to assemble the Technical Advisory Panels (TAPs) to address unique design issues within a community. For this study, the TAP panel reviewed the streetscape and urban core in Broward County, just west of downtown Fort Lauderdale. The corridors included Broward Boulevard and Sunrise Boulevard between NW 27<sup>th</sup> and NW 31<sup>st</sup> and sought to create strategies for the near-, mid- and long-term that would revitalize the district through both public and private investment. The proposed plan addresses redevelopment patterns, complete streets, and enhancement and connectivity of green and blue networks within the community.

**The Gates Hotel, Key West, FL:** Mr. Weinberg lead the planning and design for the latest renovations of this charming roadside hotel in Key West, Florida. The project utilized a number of exterior and interior renovations aimed at bringing the level of service up for this existing resort property. The key to the project was the addition of a large event lawn and integration of the resorts amenity areas to feel as one cohesive resort experience. The project was completed in fall of 2017 and has seen a dramatic increase in functions and use at the property.

**Fast Forward Fort Lauderdale Design and Construction Manual, Fort Lauderdale, FL:** KEITH is working with renowned architecture firm Brooks + Scarpa to develop a design and construction manual for a sustainable and resilient community and cohesive public realm that could potentially impact every facet of

infrastructure and design within the city. Mr. Weinberg is responsible for the planning and landscape architecture elements of the manual.

**(Levitt Pavilion and Esplanade Park) Fort Lauderdale Riverwalk Corridor Study, Fort Lauderdale, FL:** Mr. Weinberg led a team to develop a design for a new concert venue and pavilion in Downtown Fort Lauderdale at the Esplanade Park. A primary goal was to embrace local heritage of Native American culture and celebrate the river location while providing a state-of-the-art park and concert facility. The project is a catalyst to new development in Fort Lauderdale’s civic core and will provide citizens with an attractive public environment for daily use and special events, including the addition of an iconic tunnel top park.

**Las Olas Boulevard Improvements, Fort Lauderdale, FL:** Mr. Weinberg led the design team that worked to develop a conceptual design package for Improvements along Las Olas Boulevard. Conceptual studies include modifications to improve traffic flow and help unify the district while enhancing the quality of the pedestrian experience. This was accomplished through a re-defined street section incorporating widened pedestrian sidewalks, reduced travel lanes, enhanced crosswalks with identifying plant material, sharrow lanes, site furnishings and other complete streets principles.

**Cape Haiti Master Plan, Cape Haiti:** Mr. Weinberg led a design and planning team that is currently investigating the redevelopment of a 450-acre parcel of land near Cape Haiti. The team was selected to create a master plan that identifies a mixed-use development with components of private and public investment.

**MICHAEL VONDER MEULEN, AICP**  
Director of Planning



**Experience Highlights**

*More than 30+ years of  
planning, zoning and project  
management experience*

*Expertise in zoning  
ordinances, site planning,  
comprehensive and current  
planning and project  
management*

**Education**

*B.S. Urban Planning Degree,  
University of Cincinnati,  
Ohio, 1986*

**Professional Registration**

*American Institute of  
Certified Planners Certificate  
#9153, Washington, DC,  
1991*

**Professional Affiliations**

*Urban Planner  
Representative for the City of  
Fort Lauderdale CRA Board  
(2012-Present)*

*Urban Land Institute (2004-  
Present)*

*American Planning  
Association (1982-Present)*

Mr. Michael Vonder Meulen has over 30+ years of local, national and international experience in urban planning, zoning and project management systems. Since 1986, Mr. Vonder Meulen's experience has included many phases of Public Sector and Private Sector Land Planning, Site Planning and Permitting services. He has directed project services, from planning, design and construction management throughout the United States, Caribbean and Brazil. He has drafted numerous zoning text amendments for many cities throughout South Florida including new and revised residential, commercial, educational, mixed use and transit oriented districts, density monitoring systems (DMS) and transfer of development rights (TDRs). Mr. Vonder Meulen also has extensive comprehensive planning experience preparing many Comprehensive Plans, Evaluation and Appraisal Reports (EARs) and Comprehensive Plan updates and amendments. He also has experience with grant writing in which he was awarded grants for more than \$9 million including Florida Recreation Development Assistance Program (FRDAP), Land and Water Conservation Fund (LWCF), and Intermodal Surface Transportation Efficiency Act (ISTEA).

**SELECTED PROJECT EXPERIENCE**

**Broward County Convention Center Master Plan Study, Fort Lauderdale, FL:** KEITH provided planning, civil, survey and landscape architecture to help develop the master plan for the Broward County Convention Center, during a process that included developing an understanding and doing critical analysis in a number of key areas. This process was continued throughout the course of the master planning process to regularly inform the decisions which resulted in the vision presented.

**Parkland Comprehensive Master Plan for "The Wedge", Parkland, FL:** Mr. Vonder Meulen served as the Senior Planner responsible for this master planning endeavor. The Master plan area consists of 1,949-acre wedge shaped property located between County Line Road and Loxahatchee Road from Palm Beach County to Broward County. It was imperative to identify the future development characteristics and the impacts to the City of Parkland and North Springs Improvement District (NSID) whom will be providing services to these future developments in these annexation areas. The plan was developed through an analysis of existing conditions, an analysis of Level of Service Standards, Meetings Property Stakeholders, and Agencies having jurisdiction.

**Martin Luther King, Jr. Boulevard/Hammondville Road Trafficways Plan Amendment, Pompano Beach, FL:** KEITH was charged with the responsibility of processing the first trafficways plan amendment to "context sensitive corridor" in Broward County. KEITH prepared all the required documents and processed the application through the Community Redevelopment Advisory Board, Pompano Beach City Commission and Broward County Planning Council.

**Fort Lauderdale-Hollywood International Airport (FLL) Airport Master Plan, Broward County, FL:** KEITH prepared a draft Comprehensive Plan Amendments for the Comprehensive Plan of Broward County, City of Fort Lauderdale, City of Hollywood and City of Dania Beach for consistency with Florida State Statutes and the FLL Airport Master Plan. Requirements included reviewing all existing goals, objectives and policies of each Comprehensive Plan and preparing draft amendments to address; including references to the FLL Airport Master Plan and address and deficiencies with the existing Comprehensive Plans.

**John Knox Village, Platting & Redevelopment, Pompano Beach, FL:** KEITH obtained approval of a Local Activity Center (LAC) land use plan amendment for this 64-acre retirement community in the City of Pompano Beach. This facility was the first private sector petitioned (single owner) LAC approved in Broward County.

**City of Tamarac, FL:** As Planning Director, Mr. Vonder Meulen directed and supervised all operations of the Community Development Department including planning, zoning, code enforcement and geographic information systems divisions. He assisted in the preparing the economic department plan for Westpointe Centre, a 500-acre mixed-use industrial park and was awarded over \$10 million in federal and state grants. He also prepared numerous zoning code amendments to enhance development.

**STEPHEN WILLIAMS, PE**  
Vice President of Civil Engineering



**Experience Highlights**

*Design and management of Land Development and Governmental Civil Engineering projects including water, sewer, paving, grading, drainage and roadway projects*

**Education**

*B.S., Civil Engineering, University of Florida, 1977*

**Professional Registration**

*State of Florida Professional Engineer, #32090, 1982*

**Professional Affiliations**

*American Society of Civil Engineers (ASCE), Member*

*Florida Engineering Society (FES), Member*

*National Society of Professional Engineers (NSPE)*

Mr. Stephen Williams serves as the Vice President of Engineering of KEITH. He has been engaged in civil and transportation engineering design and construction in South Florida for over 40+ years. Mr. Williams has served as the record engineer for numerous transportation, utility, water management, municipal, aviation, recreation, roadway and land development (governmental, residential, mixed-use and commercial) projects in South Florida. These include projects at Florida's Turnpike, Miami International and Fort Lauderdale-Hollywood International Airports and multiple projects for municipalities, school districts and universities. Projects have included roadway and site engineering design and analysis (paving, grading, drainage, water and sanitary sewer design and construction administration) for both private and governmental clients. He has served as the general municipal civil engineering consultant to cities of Oakland Park, Miramar, Plantation, Fort Lauderdale, Sunrise, Pompano Beach, Deerfield Beach and Tamarac.

**SELECTED PROJECT EXPERIENCE**

**Everglades Holiday Park, Broward County, FL:** KEITH is providing comprehensive design, permitting, bid and construction phase services associated with site improvements at Everglades Holiday Park. The improvements include renovation, construction and/or reconstruction of boat docks, boat ramps, parking, ancillary buildings, limited utility infrastructure, other minor park related amenities and improvements. This project will include LEED "Green" design principles. Mr. Williams is serving as the project manager and Engineer of Record.

**Utility Atlas Updates for Fort Lauderdale-Hollywood International Airport (FLL), Fort Lauderdale, FL:** Mr. Williams is serving as the QA/QC manager for this extensive 550+ acres project consisting of engineering design surveys, establishing geodetic and vertical control, drainage as-builts, subsurface utility engineering and aerial photography survey support. The utility atlas is an on-going effort compiling years of historic as-built and record drawing information as well as current surface and subsurface utility infrastructure. New information from on-

going construction projects throughout the airport is being added to the atlas and made available to the airport's consultants and sub-consultants to assist in their design needs.

**Galleria Mall Expansion, Fort Lauderdale, FL:** Mr. Williams was responsible for the civil engineering design and coordination for the redevelopment and expansion of the property, including approximately over four hundred rental units and parking spaces, hotel and store expansions. There was extensive community outreach endeavors and inter-coordination with the municipality as well as other governing agencies. KEITH also provided survey and planning services.

**Morrow Equipment, Pompano Beach, FL:** Mr. Williams was responsible for the civil engineering design and coordination of this new warehouse facility, including preliminary civil engineering plans for the infrastructure improvements to support the preparation and processing of the site plan, as well as final engineering plans including water distribution and sanitary sewer plans, on-site paving, grading and drainage plans and stormwater pollution prevention plans. KEITH also provided planning and landscape architecture services.

**Woodmont Country Club and Clubhouse, Tamarac, FL:** KEITH is providing civil engineering and landscape architecture services for this redevelopment project that calls for a new 9-hole golf course, demolition and construction of a new club house and 152 new, private single-family homes. Mr. Williams is managing the design effort, as well as serving as the client liaison.

**Town of Southwest Ranches DEP Drainage Projects, Southwest Ranches, FL:** KEITH will be providing engineering, surveying and construction observation services to the Town of Southwest Ranches for five different drainage work areas located throughout the Town. Work elements include catch basins, piping, culverts and grading of swales. KEITH's drainage design, including stormwater and permitting experience will facilitate coordination with four different regulatory agencies. Mr. Williams will lead the KEITH team during both design and construction, working with the Town to ensure all DEP funding requirements are met.

**LISA BERNSTEIN, PE**  
Director of Traffic Engineering



**Experience Highlights**  
*More than 30+ years of  
experience in traffic and  
transportation engineering*

*Expertise in traffic studies,  
signing and marking plans &  
evaluations, parking  
analyses and signal warrant  
studies*

**Education**  
*B.S. Civil Engineering,  
University of Central Florida,  
1995*

**Professional Registration**  
*State of Florida Professional  
Engineer, #55470, 1999*

**Certifications**  
*FDOT Advanced  
Maintenance of Traffic*

**Professional Affiliation**  
*Fellow, Institute of  
Transportation Engineers  
Member, Florida Section*

Ms. Lisa Bernstein, PE, is an accomplished transportation engineer with over 30+ years of experience in both the public and private sector. She has reviewed and managed projects from roadway construction to traffic impact studies. She is proficient in plan design and review including site plans, signing and marking, signalization, traffic control agreements, permit review and submittals. She has prepared and reviewed trip generation reports, traffic impact studies, signal warrant analyses, parking studies, roadway compliance reports, crash analyses and land use amendments. Ms. Bernstein interacts well with clients and government staff to produce positive results that benefit the project. KEITH is certified with the Florida Department of Transportation for the following Group 6 and 7 Traffic Engineering services: 6.1 Traffic Engineering Studies, 6.2 Traffic Signal Timing, 7.1 Signing, Pavement Marking and Channelization, 7.2 Lighting, 7.3 Signalization.

### SELECTED PROJECT EXPERIENCE

**Traffic Signal Design, Broward County, FL:** Ms. Bernstein performed various signal designs throughout Broward County including:

- Commercial Boulevard from NW 47<sup>th</sup> Avenue to NW 33<sup>rd</sup> Avenue
- Sunrise Boulevard from Middle River Drive to NE 26<sup>th</sup> Avenue
- SR7 and Prospect Road
- University Drive at Nova Southeastern and SE 36<sup>th</sup> Street
- Broward County School Flashers at SR7 and NW 41<sup>st</sup> Street
- Hollywood Fire Station Signal at 2741 Stirling Road

**7-11 Traffic Impact Analyses, Broward and Palm Beach Counties, FL:** Ms. Bernstein performed the Traffic Impact Analyses for multiple 7-11's in both Broward and Palm Beach counties. The analyses included trip generation, trip distribution and any significant impacts. The Palm Beach County studies incorporate Article 12 requirements.

**Public Storage Land Use Amendment, Lake Worth, FL:** Ms. Bernstein prepared the traffic analysis for a proposed land use change for a storage facility in Palm Beach County. The Land Use Amendment was needed to increase the Floor

Area Ratio allowed by code for the land use. The report followed the technical guidelines required by Palm Beach County.

**Deerfield Beach Centralized Valet Study, Deerfield Beach, FL:** Ms. Bernstein managed the data collection for an area wide study to evaluate the parking needs of the beach community. The project will coordinate the needs of the businesses, patrons, pedestrians and the city to determine the best alternative for valet and parking services.

**Oakland Park Commerce, Oakland Park, FL:** Ms. Bernstein performed the Traffic Impact Analysis for a proposed 155,000-SF retail/office complex. The analysis included trip generation, trip distribution and any significant impacts. The project is located on a state road. The analysis included documentation that led to the removal of a state required right-turn lane.

**Transportation Study SR A1A Hillsborough Beach Boulevard to Boca Raton City Limits, Deerfield Beach, FL:** Ms. Bernstein served as project manager for this transportation study consisting of traffic counts, pedestrian counts, conceptual roadway alignment designs and parking evaluations.

**Multi-Use Recreational Trails (MURT), Plantation, FL:** Ms. Bernstein served as project manager for the design of two (2) MURTs which included 10-foot paths, landscaping and site amenities.

**Intersection Lane Improvements, Plantation, FL:** Ms. Bernstein served as project manager for the design of intersection improvements where lanes were added to increase capacity.

## Lawrence Scarpa

FAIA, Founder and Principal



and affordable mixed-use housing in the urban environment. Scarpa is currently a professor on the faculty at the University of Southern California. He has lectured or held academic positions at Harvard University, the University of California at Berkeley, SCI-Arc, University of Michigan, Otis College, the University of Florida, and numerous other institutions. His work have been featured in over 500 national and international publications, and his architecture was recently on display in two separate exhibitions at the National Building Museum in Washington, D.C.

Founder and Principal at Brooks + Scarpa, Lawrence Scarpa, FAIA is an award winning architect and urban designer. Recognized internationally for his innovative use of material and environmentally sensitive designs he oversees all design work at Brooks + Scarpa.

His approach to architecture, while deeply rooted in the tenets of the modern tradition, also is forging a new path - that the built environment can have a transformative influence on people by providing an environment that engenders creativity and curiosity that itself becomes an instrument of the human experience.

A large part of the firms success can be traced to Scarpa's design philosophy, which emphasizes client requirements and user experience above the imposition of any particular design. Working carefully to understand the functional and behavioral patterns intrinsic to each new project and site, Scarpa's goal is to produce a structure that leaves a lasting impression on users and visitors, heightening their sense of awareness and engagement with the environment.

Scarpa is known for incorporating influences as disparate as Egon Schiele, Henry Moore, and Andy Goldsworthy in his work always managing to find extraordinary moments even within the most ordinary requirements and materials.

Along with his work at Brooks + Scarpa, he is a co-founder of The Affordable Housing Design Leadership Institute (AHDLI) and Livable Places, Inc. a non-profit policy and development company dedicated to providing livable, sustainable,

**LICENSED ARCHITECT**  
California,  
C21812,  
Florida,  
AR00132227  
North Carolina,  
8534  
Missouri, NCARB  
Certified

**EDUCATION**  
Master of  
Architecture  
University of  
Florida

Bachelor of  
Design  
University of  
Florida

**BOARD MEMBER**  
American  
Institute of  
Architects

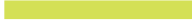
**FELLOW**  
American  
Institute of  
Architects

**BOARD MEMBER**  
Livable Places  
Rose  
Architectural  
Fellowship  
Monterey Design  
Conference

**CO-FOUNDER**  
A+D. Museum  
Livable Places,  
Inc  
AHDLI

**PEER REVIEW PROFESSIONAL**  
Government  
Services  
Administration  
(GSA)  
United States  
Dept of State  
Overseas  
Building  
Operations

**Angela Brooks**  
FAIA, LEED AP, Managing Principal



As the Managing Principal at Brooks + Scarpa Angela Brooks, FAIA supervises all of the office operations. She acts as the office central hub directing project flow and tempo.

Through an exacting operations approach she describes with the phrase “Accuracy, Neatness and Concentration,” Angela ensures that each project remains on time and on budget by enforcing project deadlines, coordinating communications between all parties, and rigorously tracking finances. Her hands-on involvement runs from schematic design through completion of construction and post-occupancy.

Angela is a recognized leader in the field of environmental and sustainable design and construction. She has pioneered more holistic ways of delivering affordable housing, sustainable architecture and advances in social equity.

She has been practicing architecture since 1991 and is responsible for firm development in the area of housing and policy, leading the firm’s sustainable initiatives and overall management.

She has been a featured speaker and advisor in two Bruner Loeb Forums, in 2005 and 2008, and at the Mayors’ Institute on City Design in 2007. She has presented seminars, case studies and been a panelist at multiple National AIA and USGBC Conferences. In 1992 she won a Progressive Architecture Award for her innovative work about re-envisioning the suburbs titled, “In The Public Realm- Post Suburbia”. Her own house, Solar Umbrella House was one of the AIA Top Ten Green Projects of 2006 and subsequently was featured in Newsweek magazine. Ms. Brooks was also a

co-founder and past President of Livable Places, Inc., a non-profit smart-growth development, research and policy organization dedicated to building sustainable mixed-use housing in the city of Los Angeles on under-utilized parcels of land.

Ms. Brooks also serves as an Advisor to the National Endowment of the Arts Mayor’s Institute on City Design. She is the Chairperson for the American Institute of Architects National Committee on the Environment (COTE). Her speaking engagements includes presentations at the AIA National Convention in 2003 and 2007, the USGBC’s International Green Building Conferences in 2002 and 2007, and various panels, including Dwell On Design in 2008, the Westside Urban Forum in 2007, the National Conference ‘Million Solar Roofs,’ and Rebuild America, sponsored by the US Dept. of Energy in 2003. She has also served as a juror on several AIA Chapters Awards Programs and delivers her presentation often titled, “Building Green without Going Red”. She is also active with Global Green pushing improved Environmental Policies to State of California Legislatures.

**LICENSED ARCHITECT**  
NCARB Certified  
California  
C27554

**LEED ACCREDITED PROFESSIONAL**  
American  
Institute of  
Architects

**FELLOW**  
American  
Institute of  
Architects

**EDUCATION**  
Master of  
Architecture  
Graduation with  
Distinction,  
Southern  
California  
Institute of  
Architecture

Bachelor of  
Architecture,  
University of  
Florida

**CO-FOUNDER**  
Livable Places

**COUNCIL**  
United States  
Green Building

**PEER**  
Mayors Institute  
on City Design

**BOARD MEMBER**  
Solar Santa  
Monica

## Jeffrey Huber

AIA, LEED AP, Principal - Director of Urban Design, Landscape and Planning



Jeff Huber, AIA, is a Principal and Director of Planning and Urban Design at Brooks + Scarpa. Jeff also manages the South Florida office.

His work focuses on interdisciplinary public projects that combine ecological, landscape, urban, and architectural design.

Huber has advanced sustainability educational and professional initiatives in agricultural urbanism, green school design, missing-middle housing typologies, Transit-Oriented Development and Low Impact Development.

Huber's research, teaching, and design work have garnered numerous national awards, including multiple Progressive Architecture Awards, National Institute Honor Awards in Urban Design from the The American Institute of Architects (AIA), The American Society of Landscape Architects (ASLA), American Architecture Awards and the American Collegiate Schools of Architecture (ACSA).

His professional work has been published in hundreds of books and periodicals including Architect Magazine, Residential Architect, and Architectural Record. Huber has taught at the University of Florida, Mississippi State University, University of Southern California and University of Arkansas.

Huber has published numerous articles and delivered dozens of papers at conferences around the world on the topic of landscape urbanism, transportation and other issues regarding planning cities and neighborhoods.

Huber was previously the Assistant Director of the University of Arkansas Community Design Center, an internationally recognized outreach center of the Fay Jones School of Architecture. He has also previously worked in Miami for Zyscovich Architects, Inc. and Howard Davis Associates Architects, P.A. in Saint Augustine.

Huber is currently on the faculty at Florida Atlantic University, College for Design and Social Inquiry. He has received more than \$1 million in Federal, State and local grants for his planning research and interdisciplinary ecological, landscape and urban design work. Grants have included The National Endowment of the Arts, National Oceanic & Atmospheric Administration (NOAA), The Kellogg Foundation and the United States Environmental Protection Agency, to name a few.

Huber is the current President of the American Institute of Architects Ft. Lauderdale Chapter and serves on the State of Florida AIA Board. He is the recipient of the 2017 National American Institute of Architects Young Architects Award.

**LICENSED ARCHITECT**  
Florida,  
AR95504  
Arkansas,  
4541  
NCARB Certified

**EDUCATION**  
Master of  
Landscape  
Architecture  
Florida International  
University (2019)

Master of  
Architecture  
University of  
Florida

Bachelor of  
Design  
University of  
Florida

**BOARD MEMBER**  
Sustainability  
Advisory Board  
City of Ft.  
Lauderdale

Built  
Environment  
Subcommittee,  
Broward County  
Climate Change  
Task Force

**MEMBER**  
American  
Institute of  
Architects

**AFFILIATE MEMBER**  
American  
Society of  
Landscape  
Architects



**Fort Lauderdale Fast Forward Design and Construction Manual, Fort Lauderdale, Florida**

Client: City of Fort Lauderdale

Contact: Collin Hodges, Planner III

Contact Telephone: 954-828-3762

Description of Services: KEITH is working with renowned architecture firm Brooks + Scarpa to develop a design and construction manual for a sustainable and resilient community and cohesive public realm that could potentially impact every facet of infrastructure and design within the City of Fort Lauderdale. The manual will operate in an evolutionary framework through a set of retrofit types that are incremental, contextual, and successional. The framework must be incremental in approach, relying on participation from various interests—public, private, or a combination thereof—to develop projects as funding and opportunity permit. Tactics and techniques outlined in the manual should be able to be implemented step-wise and successively across various fronts in the urbanized area. Unlike the master plan which is totalizing and shows only a climax condition, the manual can be pioneered beginning with modest cumulative efforts that cohere from shared design practices amongst all disciplines responsible for public realm design.

|  |  |   |  |  |   |
|--|--|---|--|--|---|
| Corporate Office<br>301 E Atlantic Blvd<br>Pompano Beach<br>FL 33060<br>954.788.3400 | Miami-Dade County<br>2160 NW 82 Ave<br>Doral<br>FL 33122<br>305.667.5474 | Broward County<br>2312 S Andrews Ave<br>Fort Lauderdale<br>FL 33316<br>954.788.3400 | Palm Beach County<br>120 N. Federal Hwy<br>Suite 208<br>Lake Worth, FL 33460<br>561.469.0992 | St. Lucie County<br>2325 SE Patio Cir.<br>Port St. Lucie<br>FL 34952<br>954.788.3400 | Orange County<br>2948 E Livingston St.<br>Orlando<br>FL 32803<br>954.788.3400 |
|--|--|---|--|--|---|



**Vendor Reference Verification Form**

Broward County Solicitation No. and Title:

**PNC2116748P1, BB&T Center Property Master Planning**

Reference for: **SB Architects**

Organization/Firm Name providing reference:

**Replay Destinations**

Contact Name: **David Hill**

Title: **Managing Director**

Reference date: **07/24/2018**

Contact Email: **dhill@replayresorts.com**

Contact Phone: **707-314-0088**

Name of Referenced Project: **Mill District**

Contract No.

Date Services Provided:

Project Amount:

**03/01/2016** to

Vendor's role in Project:  Prime Vendor  Subconsultant/Subcontractor

Would you use this vendor again?  Yes  No If No, please specify in Additional Comments (below).

**Description of services provided by Vendor:**

**Architect design services for our project in Healdsburg, CA**

**Please rate your experience with the referenced Vendor:**

**Needs Improvement      Satisfactory      Excellent      Not Applicable**

|                                      |                          |                                     |                                     |                                     |
|--------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Vendor's Quality of Service       |                          |                                     |                                     |                                     |
| a. Responsive                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Accuracy                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Deliverables                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Vendor's Organization:            |                          |                                     |                                     |                                     |
| a. Staff expertise                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Professionalism                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Turnover                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. Timeliness of:                    |                          |                                     |                                     |                                     |
| a. Project                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Deliverables                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Project completed within budget   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 5. Cooperation with:                 |                          |                                     |                                     |                                     |
| a. Your Firm                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Subcontractor(s)/Subconsultant(s) | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Regulatory Agency(ies)            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Additional Comments:** (provide on additional sheet if needed)

\*\*\*THIS SECTION FOR COUNTY USE ONLY\*\*\*

Verified via:  EMAIL  VERBAL Verified by: \_\_\_\_\_ Division: \_\_\_\_\_ Date: \_\_\_\_\_



**Vendor Reference Verification Form**

Broward County Solicitation No. and Title:

PNC2116748P1, BB&T Center Property Master Planning

Reference for: SB Architects

Organization/Firm Name providing reference:

Witkoff

Contact Name: Alex Witkoff Title: SVP

Reference date: 7/23/2018

Contact Email: alex@witkoff.com

Contact Phone: (212) 672-4750

Name of Referenced Project: Weston Town Center

Contract No.

Date Services Provided:

Project Amount:

1/31/2016 to 8/31/2017

Vendor's role in Project:  Prime Vendor  Subconsultant/Subcontractor

Would you use this vendor again?  Yes  No If No, please specify in Additional Comments (below).

**Description of services provided by Vendor:**

Master plan for redevelopment of Weston Town Center

**Please rate your experience with the referenced Vendor:**

Needs Improvement      Satisfactory      Excellent      Not Applicable

|                                      | Needs Improvement        | Satisfactory             | Excellent                           | Not Applicable           |
|--------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Vendor's Quality of Service       |                          |                          |                                     |                          |
| a. Responsive                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Accuracy                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Deliverables                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Vendor's Organization:            |                          |                          |                                     |                          |
| a. Staff expertise                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Professionalism                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Turnover                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Timeliness of:                    |                          |                          |                                     |                          |
| a. Project                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Deliverables                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Project completed within budget   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Cooperation with:                 |                          |                          |                                     |                          |
| a. Your Firm                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Subcontractor(s)/Subconsultant(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Regulatory Agency(ies)            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Additional Comments: (provide on additional sheet if needed)

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Verified via:  EMAIL  VERBAL      Verified by: \_\_\_\_\_      Division: \_\_\_\_\_      Date: \_\_\_\_\_

All information provided to Broward County is subject to verification. Vendor acknowledges that inaccurate, untruthful, or incorrect statements made in support of this response may be used by the County as a basis for rejection, rescission of the award, or termination of the contract and may also serve as the basis for debarment of Vendor pursuant to Section 21.119 of the Broward County Procurement Code.



**Vendor Reference Verification Form**

Broward County Solicitation No. and Title:

**PNC2116748P1, BB&T Center Property Master Planning**

Reference for: KEITH (Keith and Associates, Inc.)

Organization/Firm Name providing reference:

City of Pompano Beach

Contact Name: Dr. Horacio Danovich Title: CIP Manager Reference date: 07/25/2018

Contact Email: horacio.danovich@copbfl.com Contact Phone: 954-786-7834

Name of Referenced Project: Beach Pier Parking Garage D/B - Pompano Beach

|              |                          |                  |
|--------------|--------------------------|------------------|
| Contract No. | Date Services Provided:  | Project Amount:  |
| T-16-14      | 05/01/2015 to 07/01/2016 | \$ 22,000,000.00 |

Vendor's role in Project:  Prime Vendor  Subconsultant/Subcontractor

Would you use this vendor again?  Yes  No If No, please specify in Additional Comments (below).

**Description of services provided by Vendor:**

Civil Engineering, Surveying, SUE and Landscape Architecture services (design/permitting and construction administration)

| Please rate your experience with the referenced Vendor: | Needs Improvement        | Satisfactory             | Excellent                           | Not Applicable           |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Vendor's Quality of Service                          |                          |                          |                                     |                          |
| a. Responsive   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Accuracy   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Deliverables   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Vendor's Organization:                               |                          |                          |                                     |                          |
| a. Staff expertise                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Professionalism                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Turnover   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Timeliness of:                                       |                          |                          |                                     |                          |
| a. Project  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Deliverables   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Project completed within budget                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Cooperation with:                                    |                          |                          |                                     |                          |
| a. Your Firm  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Subcontractor(s)/Subconsultant(s)                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Regulatory Agency(ies)                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Additional Comments: (provide on additional sheet if needed)


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The firm provides superior services. Staff assigned is courteous and a phone call away. Our channels of communication are always open. Technically speaking, the firm has added quality professionals and supplemented survey and engineering services with other knowledgeable staff in various disciplines, which has aided their overall performance.

My experience has been positive and the firm is one of our go-to providers for these type of services.

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.



631 Center Street  
Healdsburg CA 95448  
Tel. 707.314.0087  
Fax. 707.314.0086  
[www.replaydestinations.com](http://www.replaydestinations.com)

June 20, 2018

Dear Sir/ Madam:

I would like to take this opportunity to recommend SB Architects.

We have been working with SB Architects for the last three years on a complicated and challenging site in the wine country of California. The design team has brought forth solutions that are both creative in their approach and practical in their application. In addition, the team has been open minded and willing to collaborate with us on direction, on examination of alternatives and on improving the plan in a collaborative and constructive manner where all team members have the ability to contribute in a meaningful way. There are many good designers in the world today and many who can provide an initial solution however, it has been this collaboration with SB that has brought forth excellence in design and solutions that will work when constructed.

Regards,

A handwritten signature in black ink that reads "David Hill".

David Hill  
Managing Director  
Replay Destinations  
631 Center Street  
Healdsburg, CA 95448

# KOLTER

o

March 14, 2017 o

To whom it may concern, o

At Kolter Urban, we have a 15 year track record of complex and challenging downtown and waterfront o condominium projects that require excellence in all facets of design. SB Architects has not just met our o program standards but has elevated both our designs and our market acceptance to levels that we have o not previously achieved. The Firm has the ability to produce cutting edge architectural design that is o functional, while ensuring the constructability and efficiency of the structures. This is a very rare blend o f abilities. o

Together, we are literally changing the skylines of St Petersburg and Fort Lauderdale with projects o underway in both cities that will be the tallest buildings in those cities at 43 and 46 stories. Both o buildings have striking contemporary design but also contain very livable, desirable residential o floorplans. They are also supporting our Ritz Carlton condominium product offering in Sarasota. This o project is a perfect blend of current, clean design that embraces the traditions of Ritz Carlton. o

Our construction teams are also big fans of SB. I am frequently told that the quality of the construction o documents is outstanding in terms of information, thorough contemplation of design and general o constructability. o

It is a pleasure to work with their diverse creative group of designers and we intend to maintain a long o term mutually beneficial relationship with SB Architects. Please feel free to contact me personally to o discuss these comments on the Firm. o

Sincerely, o

A handwritten signature in black ink, appearing to read "R. J. Vail", written in a cursive style.

o

Robert J. Vail o

President - Kolter Urban o

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PAULSON  
& CO.  
INC.

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*Investment Management*

1251 Avenue of the Americas  
New York, NY 10020  
TEL: 212 956-2221  
FAX: 212 977-9505

To Whom It May Concern:

It is with great pleasure that I recommend SB Architects for architectural design services. Since 2014, Scott Lee and the SB Architects' Team have provided exceptional designs and technical documentation, from concept through construction. The firm's leadership is perpetual motion personified. They have a clear understanding of the market and its demands and bring to their work a sense of renewed creativity that remained within our discussed budget.

Paulson and Co. owns multiple master-planned projects, as well as hotels and we have had a successful experience on several of these with SB Architects.

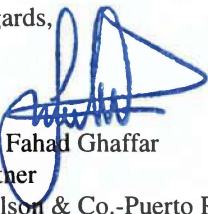
At the Bahia Beach Resort in Rio Grande, SB Architects has helped to shape the new face of the Resort by designing beautifully modern and luxurious buildings while maintaining clean lines and framing breathtaking ocean-front views. The first of these is the Ocean Drive Residences development, currently under construction. The 30-unit development is divided into 3 buildings each with designer-appointed residences ranging from 3 to 4 bedrooms. Secondly, the planned St Regis Hotel Expansion will add 69 suites within a single 5 story building, steps from the beach. SB also master planned and designed the original -39 keys that won the 5 diamond, Forbes 5 start and multiple other accolades.

In Condado, the most prominent and stylish area of San Juan, the 1149 Ashford will be a new beachfront residential tower with panoramic views and iconic design in every direction. The tallest building in San Juan, this 300-foot luxury residential tower will redefine modern island living. The project is currently at the Design Development stage with SB Architects serving as the project leaders.

At these three projects, SB Architects provided the highest level of design documents, allowing our company to competitively bid multiple scopes of work and generate a very accurate assessment of the cost of construction. The level of detail provided minimized the number of questions from subcontractors, allowing us to efficiently interpret the intent of the drawings and advance the project in a way that met our development goals.

We are happy to provide SB Architects with our highest recommendation and look forward to working with them again on future projects. If you have any specific questions, please contact us.

Regards,



Mr. Fahad Ghaffar  
Partner  
Paulson & Co.-Puerto Rico

## REFERENCES

### **Ritz-Carlton at Rancho Mirage and Kapalua**

Karim Alibhai  
Founder at Gencom Group  
kalibhai@gencomgrp.com, 305.442.9808

### **Esperanza, Malliouhana, & Calistoga Ranch, Auberge Resorts**

Mark Harmon  
Managing Partner at Auberge Resorts  
mark.harmon@aubegeresorts.com, 415.380.3470

### **Park Hyatt Los Cabos Resort**

Pat McCudden  
Senior VP Development at Hyatt Hotels Corporation  
pat.mccudden@hyatt.com, 312780.5885

### **Farmhouse Inn, Forestville**

Joe & Catherine Bartolomei (Siblings)  
Owners at Farmhouse Inn and Restaurant  
Joe@farmhouseinn.com, 707.887.3300

### **Sofitel So, Los Cabos**

Tom Devinere  
Owner at Snell Real Estate  
tomdivenere@gmail.com, 904.610.6859

### **Chris Snell**

President at Snell Real Estate  
snell@snellrealestate.com, 713.492.5202

### **Ritz-Reserve at Caroline Bay, Bermuda**

Roland Bates  
Southworth Development Company  
rbates@southworthdevelopment.com  
617.388.8487

### **Kimpton Seafire Resort, Grand Cayman**

Jackie Doak  
COO at Dart Realty (Cayman) Limited  
(Owner/Developer)  
jackie.doak@dartcayman.com  
345.640.3604

### **Ritz-Carlton Reserv, Dorado Beach**

Friedel Stubbe  
CEO at Prisa Group  
fs@prisagroup.com, 787.796.5656

### **St. Regis Bahia Beach, Puerto Rico**

Federico Sanchez  
President at Interlink Group  
fede@interlinkpr.com, 787.754.0610

### **St. Regis Expansion and Branded Residences at Bahia Beach and Related Projects in Puerto Rico**

Fahad Ghaffar  
Executive Director at Paulson Companies  
fahad.ghaffar@paulsonco.com, 917.242.8829

### **Ritz-Reserve at Cacique, Costa Rica**

Kim Richards  
The Athens Group  
krichards@athensdevco.com, 602.317.6786

### **Various Projects**

Richard Sperber  
rsperber457@gmail.com, 310.251.7000

### **St. Regis, Los Cabos**

Ruben Reachi  
Pueblo Bonito  
rreachi@gmail.com, 52.162.419.1097

### **Various Hospitality Projects**

Mark Purcell  
VP Development at Accor North America  
mark.purcell@accor.com, 914.320.5275

### **Canyons Park City Art District**

Brian Shirken  
Columbus Pacific  
brian@columbuspacific.com, 310.395.2580

Rick Margolis  
Columbus Pacific  
rick@columbuspacific.com 310.395.2580

### **Six Senses Turks and Caicos Luxury Resort**

Sean Sullivan  
Oceanfront Properties Limited  
seansullivan@me.com, 978.317.9744

### **1 Sunnyvale**

Barry Sternlicht  
Starwood Capital Group  
sternlicht@starwood.com, 203.422.7700



Supplier: **SB Architects**

**Standard Instructions to Vendors  
Request for Proposals, Request for Qualifications, or Request for Letters of Interest**

Vendors are instructed to read and follow the instructions carefully, as any misinterpretation or failure to comply with instructions may lead to a Vendor's submittal being rejected.

**Vendor MUST submit its solicitation response electronically and MUST confirm its submittal in order for the County to receive a valid response through BidSync. Refer to the [Purchasing Division website](#) or contact BidSync for submittal instructions.**

**A. Responsiveness Criteria:**

In accordance with Broward County Procurement Code Section 21.8.b.65, a Responsive Bidder [Vendor] means a person who has submitted a proposal which conforms in all material respects to a solicitation. The solicitation submittal of a responsive Vendor must be submitted on the required forms, which contain all required information, signatures, notarizations, insurance, bonding, security, or other mandated requirements required by the solicitation documents to be submitted at the time of proposal opening.

Failure to provide the information required below at the time of submittal opening may result in a recommendation Vendor is non-responsive by the Director of Purchasing. The Selection or Evaluation Committee will determine whether the firm is responsive to the requirements specified herein. The County reserves the right to waive minor technicalities or irregularities as is in the best interest of the County in accordance with Section 21.30.f.1(c) of the Broward County Procurement Code.

Below are standard responsiveness criteria; refer to **Special Instructions to Vendors**, for Additional Responsiveness Criteria requirement(s).

**1. Lobbyist Registration Requirement Certification**

Refer to **Lobbyist Registration Requirement Certification**. The completed form should be submitted with the solicitation response but must be submitted within three business days of County's request. Vendor may be deemed non-responsive for failure to fully comply within stated timeframes.

**2. Addenda**

The County reserves the right to amend this solicitation prior to the due date. Any change(s) to this solicitation will be conveyed through the written addenda process. Only written addenda will be binding. If a "must" addendum is issued, Vendor must follow instructions and submit required information, forms, or acknowledge addendum, as instructed therein. It is the responsibility of all potential Vendors to monitor the solicitation for any changing information, prior to submitting their response.

**B. Responsibility Criteria:**

Definition of a Responsible Vendor: In accordance with Section 21.8.b.64 of the Broward County Procurement Code, a Responsible Vendor means a Vendor who has the capability in all respects to perform the contract requirements, and the integrity and reliability which will assure good faith performance.

The Selection or Evaluation Committee will recommend to the awarding authority a determination of

a Vendor's responsibility. At any time prior to award, the awarding authority may find that a Vendor is not responsible to receive a particular award.

Failure to provide any of this required information and in the manner required may result in a recommendation by the Director of Purchasing that the Vendor is non-responsive.

Below are standard responsibility criteria; refer to **Special Instructions to Vendors**, for Additional Responsibility Criteria requirement(s).

## 1. **Litigation History**

- a. All Vendors are required to disclose to the County all "material" cases filed, pending, or resolved during the last three (3) years prior to the solicitation response due date, whether such cases were brought by or against the Vendor, any parent or subsidiary of the Vendor, or any predecessor organization. A case is considered to be "material" if it relates, in whole or in part, to any of the following:
  - i. A similar type of work that the vendor is seeking to perform for the County under the current solicitation;
  - ii. An allegation of negligence, error or omissions, or malpractice against the vendor or any of its principals or agents who would be performing work under the current solicitation;
  - iii. A vendor's default, termination, suspension, failure to perform, or improper performance in connection with any contract;
  - iv. The financial condition of the vendor, including any bankruptcy petition (voluntary and involuntary) or receivership; or
  - v. A criminal proceeding or hearing concerning business-related offenses in which the vendor or its principals (including officers) were/are defendants.
- b. For each material case, the Vendor is required to provide all information identified on the **Litigation History Form**.
- c. The County will consider a Vendor's litigation history information in its review and determination of responsibility.
- d. If the Vendor is a joint venture, the information provided should encompass the joint venture and each of the entities forming the joint venture.
- e. A Vendor is also required to disclose to the County any and all case(s) that exist between the County and any of the Vendor's subcontractors/subconsultants proposed to work on this project.
- f. Failure to disclose any material case, or to provide all requested information in connection with each such case, may result in the Vendor being deemed non-responsive.

## 2. **Financial Information**

- a. All Vendors are required to provide the Vendor's financial statements at the time of submittal in order to demonstrate the Vendor's financial capabilities.
- b. Each Vendor shall submit its most recent two years of financial statements for review. The financial statements are not required to be audited financial statements. The annual financial statements will be in the form of:
  - i. Balance sheets, income statements and annual reports; or
  - ii. Tax returns; or

iii. SEC filings.

If tax returns are submitted, ensure it does not include any personal information (as defined under Florida Statutes Section 501.171, Florida Statutes), such as social security numbers, bank account or credit card numbers, or any personal pin numbers. If any personal information data is part of financial statements, redact information prior to submitting a response to the County.

- c. If a Vendor has been in business for less than the number of years of required financial statements, then the Vendor must disclose all years that the Vendor has been in business, including any partial year-to-date financial statements.
- d. The County may consider the unavailability of the most recent year's financial statements and whether the Vendor acted in good faith in disclosing the financial documents in its evaluation.
- e. Any claim of confidentiality on financial statements should be asserted at the time of submittal. Refer to **Standard Instructions to Vendors**, Confidential Material/ Public Records and Exemptions for instructions on submitting confidential financial statements. The Vendor's failure to provide the information as instructed may lead to the information becoming public.
- f. Although the review of a Vendor's financial information is an issue of responsibility, the failure to either provide the financial documentation or correctly assert a confidentiality claim pursuant to the Florida Public Records Law and the solicitation requirements (Confidential Material/ Public Records and Exemptions section) may result in a recommendation of non-responsiveness by the Director of Purchasing.

3. **Authority to Conduct Business in Florida**

- a. A Vendor must have the authority to transact business in the State of Florida and be in good standing with the Florida Secretary of State. For further information, contact the Florida Department of State, Division of Corporations.
- b. The County will review the Vendor's business status based on the information provided in response to this solicitation.
- c. It is the Vendor's responsibility to comply with all state and local business requirements.
- d. Vendor should list its active Florida Department of State Division of Corporations Document Number (or Registration No. for fictitious names) in the **Vendor Questionnaire**, Question No. 10.
- e. If a Vendor is an out-of-state or foreign corporation or partnership, the Vendor must obtain the authority to transact business in the State of Florida or show evidence of application for the authority to transact business in the State of Florida, upon request of the County.
- f. A Vendor that is not in good standing with the Florida Secretary of State at the time of a submission to this solicitation may be deemed non-responsible.
- g. If successful in obtaining a contract award under this solicitation, the Vendor must remain in good standing throughout the contractual period of performance.

4. **Affiliated Entities of the Principal(s)**

- a. All Vendors are required to disclose the names and addresses of "affiliated entities" of the

Vendor's principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Vendor with the County. The Vendor is required to provide all information required on the **Affiliated Entities of the Principal(s) Certification Form**.

- b. The County will review all affiliated entities of the Vendor's principal(s) for contract performance evaluations and the compliance history with the County's Small Business Program, including CBE, DBE and SBE goal attainment requirements. "Affiliated entities" of the principal(s) are those entities related to the Vendor by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.
- c. The County will consider the contract performance evaluations and the compliance history of the affiliated entities of the Vendor's principals in its review and determination of responsibility.

## 5. Insurance Requirements

The **Insurance Requirement Form** reflects the insurance requirements deemed necessary for this project. It is not necessary to have this level of insurance in effect at the time of submittal, but it is necessary to submit certificates indicating that the Vendor currently carries the insurance or to submit a letter from the carrier indicating it can provide insurance coverages.

## C. Additional Information and Certifications

The following forms and supporting information (if applicable) should be returned with Vendor's submittal. If not provided with submittal, the Vendor must submit within three business days of County's request. Failure to timely submit may affect Vendor's evaluation.

### 1. Vendor Questionnaire

Vendor is required to submit detailed information on their firm. Refer to the **Vendor Questionnaire** and submit as instructed.

### 2. Standard Certifications

Vendor is required to certify to the below requirements. Refer to the **Standard Certifications** and submit as instructed.

- a. **Cone of Silence Requirement Certification**
- b. **Drug-Free Workplace Certification**
- c. **Non-Collusion Certification**
- d. **Public Entities Crimes Certification**
- e. **Scrutinized Companies List Certification**

### 3. Subcontractors/Subconsultants/Suppliers Requirement

The Vendor shall submit a listing of all subcontractors, subconsultants, and major material suppliers, if any, and the portion of the contract they will perform. Vendors must follow the instructions included on the **Subcontractors/Subconsultants/Suppliers Information Form** and submit as instructed.

## D. Standard Agreement Language Requirements

1. The acceptance of or any exceptions taken to the terms and conditions of the County's Agreement shall be considered a part of a Vendor's submittal and will be considered by the Selection or Evaluation Committee.
2. The applicable Agreement terms and conditions for this solicitation are indicated in the **Special Instructions to Vendors**.

3. Vendors are required to review the applicable terms and conditions and submit the **Agreement Exception Form**. If the **Agreement Exception Form** is not provided with the submittal, it shall be deemed an affirmation by the Vendor that it accepts the Agreement terms and conditions as disclosed in the solicitation.
4. If exceptions are taken, the Vendor must specifically identify each term and condition with which it is taking an exception. Any exception not specifically listed is deemed waived. Simply identifying a section or article number is not sufficient to state an exception. Provide either a redlined version of the specific change(s) or specific proposed alternative language. Additionally, a brief justification specifically addressing each provision to which an exception is taken should be provided.
5. Submission of any exceptions to the Agreement does not denote acceptance by the County. Furthermore, taking exceptions to the County's terms and conditions may be viewed unfavorably by the Selection or Evaluation Committee and ultimately may impact the overall evaluation of a Vendor's submittal.

#### **E. Evaluation Criteria**

1. The Selection or Evaluation Committee will evaluate Vendors as per the **Evaluation Criteria**. The County reserves the right to obtain additional information from a Vendor.
2. Vendor has a continuing obligation to inform the County in writing of any material changes to the information it has previously submitted. The County reserves the right to request additional information from Vendor at any time.
3. For Request for Proposals, the following shall apply:
  - a. The Director of Purchasing may recommend to the Evaluation Committee to short list the most qualified firms prior to the Final Evaluation.
  - b. The Evaluation Criteria identifies points available; a total of 100 points is available.
  - c. If the Evaluation Criteria includes a request for pricing, the total points awarded for price is determined by applying the following formula:
$$\frac{\text{(Lowest Proposed Price/Vendor's Price)}}{\text{Price}} \times \text{(Maximum Number of Points for Price)} = \text{Price Score}$$
  - d. After completion of scoring, the County may negotiate pricing as in its best interest.
4. For Requests for Letters of Interest or Request for Qualifications, the following shall apply:
  - a. The Selection or Evaluation Committee will create a short list of the most qualified firms.
  - b. The Selection or Evaluation Committee will either:
    - i. Rank shortlisted firms; or
    - ii. If the solicitation is part of a two-step procurement, shortlisted firms will be requested to submit a response to the Step Two procurement.

#### **F. Demonstrations**

If applicable, as indicated in Special Instructions to Vendors, Vendors will be required to demonstrate

the nature of their offered solution. After receipt of submittals, all Vendors will receive a description of, and arrangements for, the desired demonstration. In accordance with Section 286.0113 of the Florida Statutes and pursuant to the direction of the Broward County Board of Commissioners, demonstrations are closed to only the vendor team and County staff.

### **G. Presentations**

Vendors that are found to be both responsive and responsible to the requirements of the solicitation and/or shortlisted (if applicable) will have an opportunity to make an oral presentation to the Selection or Evaluation Committee on the Vendor's approach to this project and the Vendor's ability to perform. The committee may provide a list of subject matter for the discussion. All Vendor's will have equal time to present but the question-and-answer time may vary. In accordance with Section 286.0113 of the Florida Statutes and the direction of the Broward County Board of Commissioners, presentations during Selection or Evaluation Committee Meetings are closed. Only the Selection or Evaluation Committee members, County staff and the vendor and their team scheduled for that presentation will be present in the Meeting Room during the presentation and subsequent question and answer period.

### **H. Public Art and Design Program**

If indicated in **Special Instructions to Vendors**, Public Art and Design Program, Section 1-88, Broward County Code of Ordinances, applies to this project. It is the intent of the County to functionally integrate art, when applicable, into capital projects and integrate artists' design concepts into this improvement project. The Vendor may be required to collaborate with the artist(s) on design development within the scope of this request. Artist(s) shall be selected by Broward County through an independent process. For additional information, contact the Broward County Cultural Division.

### **I. Committee Appointment**

The Cone of Silence shall be in effect for County staff at the time of the Selection or Evaluation Committee appointment and for County Commissioners and Commission staff at the time of the Shortlist Meeting of the Selection Committee or the Initial Evaluation Meeting of the Evaluation Committee. The committee members appointed for this solicitation are available on the Purchasing Division's website under [Committee Appointment](#).

### **J. Committee Questions, Request for Clarifications, Additional Information**

At any committee meeting, the Selection or Evaluation Committee members may ask questions, request clarification, or require additional information of any Vendor's submittal or proposal. It is highly recommended Vendors attend to answer any committee questions (if requested), including a Vendor representative that has the authority to bind.

Vendor's answers may impact evaluation (and scoring, if applicable). Upon written request to the Purchasing Agent prior to the meeting, a conference call number will be made available for Vendor participation via teleconference. Only Vendors that are found to be both responsive and responsible to the requirements of the solicitation and/or shortlisted (if applicable) are requested to participate in a final (or presentation) Selection or Evaluation committee meeting.

### **K. Vendor Questions**

The County provides a specified time for Vendors to ask questions and seek clarification regarding solicitation requirements. All questions or clarification inquiries must be submitted through BidSync by the date and time referenced in the solicitation document (including any addenda). The County will respond to questions via Bid Sync.

### **L. Confidential Material/ Public Records and Exemptions**

1. Broward County is a public agency subject to Chapter 119, Florida Statutes. Upon receipt, all submittals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Submittals may be posted on the County's public website or included in a public records request response, unless there is a declaration of "confidentiality" pursuant to the public records law and in accordance with the procedures in this section.
2. Any confidential material(s) the Vendor asserts is exempt from public disclosure under Florida Statutes must be labeled as "Confidential", and marked with the specific statute and subsection asserting exemption from Public Records.
3. To submit confidential material, three hardcopies must be submitted in a sealed envelope, labeled with the solicitation number, title, date and the time of solicitation opening to:

Broward County Purchasing Division  
115 South Andrews Avenue, Room 212  
Fort Lauderdale, FL 33301

4. Material will not be treated as confidential if the Vendor does not cite the applicable Florida Statute (s) allowing the document to be treated as confidential.
5. Any materials that the Vendor claims to be confidential and exempt from public records must be marked and separated from the submittal. If the Vendor does not comply with these instructions, the Vendor's claim for confidentiality will be deemed as waived.
6. Submitting confidential material may impact full discussion of your submittal by the Selection or Evaluation Committee because the Committee will be unable to discuss the details contained in the documents cloaked as confidential at the publicly noticed Committee meeting.

#### **M. Copyrighted Materials**

Copyrighted material is not exempt from the Public Records Law, Chapter 119, Florida Statutes. Submission of copyrighted material in response to any solicitation will constitute a license and permission for the County to make copies (including electronic copies) as reasonably necessary for the use by County staff and agents, as well as to make the materials available for inspection or production pursuant to Public Records Law, Chapter 119, Florida Statutes.

#### **N. State and Local Preferences**

If the solicitation involves a federally funded project where the fund requirements prohibit the use of state and/or local preferences, such preferences contained in the Local Preference Ordinance and Broward County Procurement Code will not be applied in the procurement process.

#### **O. Local Preference**

Except where otherwise prohibited by federal or state law or other funding source restrictions, a local Vendor whose submittal is within 5% of the highest total ranked Vendor outside of the preference area will become the Vendor with whom the County will proceed with negotiations for a final contract. Refer to **Local Vendor Certification Form (Preference and Tiebreaker)** for further information.

#### **P. Tiebreaker Criteria**

In accordance with Section 21.31.d of the Broward County Procurement Code, the tiebreaker criteria shall be applied based upon the information provided in the Vendor's response to the solicitation. In order to receive credit for any tiebreaker criterion, complete and accurate information must be

contained in the Vendor's submittal.

1. **Local Vendor Certification Form (Preference and Tiebreaker);**
2. **Domestic Partnership Act Certification (Requirement and Tiebreaker);**
3. **Tiebreaker Criteria Form: Volume of Work Over Five Years**

#### **Q. Posting of Solicitation Results and Recommendations**

The Broward County Purchasing Division's [website](#) is the location for the County's posting of all solicitations and contract award results. It is the obligation of each Vendor to monitor the website in order to obtain complete and timely information.

#### **R. Review and Evaluation of Responses**

A Selection or Evaluation Committee is responsible for recommending the most qualified Vendor(s). The process for this procurement may proceed in the following manner:

1. The Purchasing Division delivers the solicitation submittals to agency staff for summarization for the committee members. Agency staff prepares a report, including a matrix of responses submitted by the Vendors. This may include a technical review, if applicable.
2. Staff identifies any incomplete responses. The Director of Purchasing reviews the information and makes a recommendation to the Selection or Evaluation Committee as to each Vendor's responsiveness to the requirements of the solicitation. The final determination of responsiveness rests solely on the decision of the committee.
3. At any time prior to award, the awarding authority may find that a Vendor is not responsible to receive a particular award. The awarding authority may consider the following factors, without limitation: debarment or removal from the authorized Vendors list or a final decree, declaration or order by a court or administrative hearing officer or tribunal of competent jurisdiction that the Vendor has breached or failed to perform a contract, claims history of the Vendor, performance history on a County contract(s), an unresolved concern, or any other cause under this code and Florida law for evaluating the responsibility of a Vendor.

#### **S. Vendor Protest**

Sections 21.118 and 21.120 of the Broward County Procurement Code set forth procedural requirements that apply if a Vendor intends to protest a solicitation or proposed award of a contract and state in part the following:

1. Any protest concerning the solicitation or other solicitation specifications or requirements must be made and received by the County within seven business days from the posting of the solicitation or addendum on the Purchasing Division's website. Such protest must be made in writing to the Director of Purchasing. Failure to timely protest solicitation specifications or requirements is a waiver of the ability to protest the specifications or requirements.
2. Any protest concerning a solicitation or proposed award above the award authority of the Director of Purchasing, after the RLI or RFP opening, shall be submitted in writing and received by the Director of Purchasing within five business days from the posting of the recommendation of award for Invitation to Bids or the final recommendation of ranking for Request for Letters of Interest and Request for Proposals on the Purchasing Division's website.

3. Any actual or prospective Vendor who has a substantial interest in and is aggrieved in connection with the proposed award of a contract that does not exceed the amount of the award authority of the Director of Purchasing, may protest to the Director of Purchasing. The protest shall be submitted in writing and received within three (3) business days from the posting of the recommendation of award for Invitation to Bids or the final recommendation of ranking for Request for Letters of Interest and Request for Proposals on the Purchasing Division's website.
  
4. For purposes of this section, a business day is defined as Monday through Friday between 8:30 a.m. and 5:00 p.m. Failure to timely file a protest within the time prescribed for a proposed contract award shall be a waiver of the Vendor's right to protest.
  
5. As a condition of initiating any protest, the protestor shall present the Director of Purchasing a nonrefundable filing fee in accordance with the table below.

| <u>Estimated Contract Amount</u> | <u>Filing Fee</u> |
|----------------------------------|-------------------|
| \$30,000 - \$250,000             | \$ 500            |
| \$250,001 - \$500,000            | \$1,000           |
| \$500,001 - \$5 million          | \$3,000           |
| Over \$5 million                 | 5,000             |

If no contract proposal amount was submitted, the estimated contract amount shall be the County's estimated contract price for the project. The County may accept cash, money order, certified check, or cashier's check, payable to Broward County Board of Commissioners.

#### **T. Right of Appeal**

Pursuant to Section 21.83.d of the Broward County Procurement Code, any Vendor that has a substantial interest in the matter and is dissatisfied or aggrieved in connection with the Selection or Evaluation Committee's determination of responsiveness may appeal the determination pursuant to Section 21.120 of the Broward County Procurement Code.

1. The appeal must be in writing and sent to the Director of Purchasing within ten (10) calendar days of the determination by the Selection or Evaluation Committee to be deemed timely.
  
2. As required by Section 21.120, the appeal must be accompanied by an appeal bond by a Vendor having standing to protest and must comply with all other requirements of this section.
  
3. The institution and filing of an appeal is an administrative remedy to be employed prior to the institution and filing of any civil action against the County concerning the subject matter of the appeal.

#### **U. Rejection of Responses**

The Selection or Evaluation Committee may recommend rejecting all submittals as in the best interests of the County. The rejection shall be made by the Director of Purchasing, except when a solicitation was approved by the Board, in which case the rejection shall be made by the Board.

#### **V. Negotiations**

The County intends to conduct the first negotiation meeting no later than two weeks after approval of the final ranking as recommended by the Selection or Evaluation Committee. At least one of the

representatives for the Vendor participating in negotiations with the County must be authorized to bind the Vendor. In the event that the negotiations are not successful within a reasonable timeframe (notification will be provided to the Vendor) an impasse will be declared and negotiations with the first-ranked Vendor will cease. Negotiations will begin with the next ranked Vendor, etc. until such time that all requirements of Broward County Procurement Code have been met. In accordance with Section 286.0113 of the Florida Statutes and the direction of the Broward County Board of Commissioners, negotiations resulting from Selection or Evaluation Committee Meetings are closed. Only County staff and the selected vendor and their team will be present during negotiations.

#### W. Submittal Instructions:

1. Broward County does not require any personal information (as defined under Section 501.171, Florida Statutes), such as social security numbers, driver license numbers, passport, military ID, bank account or credit card numbers, or any personal pin numbers, in order to submit a response for ANY Broward County solicitation. **DO NOT INCLUDE** any personal information data in any document submitted to the County. If any personal information data is part of a submittal, this information must be redacted prior to submitting a response to the County.
2. **Vendor MUST submit its solicitation response electronically and MUST confirm its submittal in order for the County to receive a valid response through BidSync.** It is the Vendor's sole responsibility to assure its response is submitted and received through BidSync by the date and time specified in the solicitation.
3. The County will not consider solicitation responses received by other means. Vendors are encouraged to submit their responses in advance of the due date and time specified in the solicitation document. In the event that the Vendor is having difficulty submitting the solicitation document through Bid Sync, immediately notify the Purchasing Agent and then contact BidSync for technical assistance.
4. Vendor must view, submit, and/or accept each of the documents in BidSync. Web-fillable forms can be filled out and submitted through BidSync.
5. After all documents are viewed, submitted, and/or accepted in BidSync, the Vendor must upload additional information requested by the solicitation (i.e. Evaluation Criteria and Financials Statements) in the Item Response Form in BidSync, under line one (regardless if pricing requested).
6. Vendor should upload responses to Evaluation Criteria in Microsoft Word or Excel format.
7. If the Vendor is declaring any material confidential and exempt from Public Records, refer to Confidential Material/ Public Records and Exemptions for instructions on submitting confidential material.
8. After all files are uploaded, Vendor must submit and **CONFIRM** its offer (by entering password) for offer to be received through BidSync.
9. If a solicitation requires an original Proposal Bond (per Special Instructions to Vendors), Vendor must submit in a sealed envelope, labeled with the solicitation number, title, date and the time of solicitation opening to:

Broward County Purchasing Division  
115 South Andrews Avenue, Room 212  
Fort Lauderdale, FL 33301

A copy of the Proposal Bond should also be uploaded into Bid Sync; this does not replace the requirement to have an original proposal bond. Vendors must submit the original Proposal Bond, by the solicitation due date and time.

Supplier: **SB Architects**

**Procurement Preferences for  
Broward County Small Business Enterprises and County Business Enterprises**

This form should be returned with the Vendor's submittal and will be used for informational purposes.

In accordance with Broward County Ordinance, Section 1.81, non-reserved solicitations (for SBE's or CBE's) and solicitations without any assigned CBE goals, a responding Broward County certified SBE or CBE may be eligible for a procurement preference, in accordance with below:

**For Invitations to Bid and Quotation Requests:**

If a responsive, responsible bid is received from a certified CBE or SBE that is within ten percent (10%) of the lowest responsive, responsible bid received from a non-certified (SBE or CBE) firm, the SBE or CBE (as applicable) shall be offered the opportunity to match the lowest responsive, responsible bid. If the SBE or CBE firm (as applicable) is responsive and responsible, and matches the lowest responsive, responsible bid, the CBE or SBE firm shall be recommended for award.

**For Request for Proposals:**

If upon the completion of final rankings by the Evaluation Committee, a non-certified proposer is the highest-ranked proposer, and a responsive, responsible SBE or CBE proposer receives a score that is within five percent (5%) of the score obtained by the non-certified proposer, the highest-ranked responsive, responsible SBE or CBE proposer shall be considered the highest-ranked proposer and shall have the opportunity to proceed to negotiations with the County for award of the contract.

Vendor should indicate below if the firm is a currently certified Broward County SBE and/or CBE firm. If the firm does not indicate it is an SBE or CBE, preference may not be applied based on information received but certification will be verified in the Broward County OESBD [Certified Firm Directory](#). Vendor must be certified at time of solicitation opening (due date).

This form does not substitute for certification or application for certification.

- Firm is a Broward County certified Small Business Enterprise (SBE)
- Firm is a Broward County certified County Business Enterprise (CBE)
- Firm is not a Broward County certified Small Business Enterprise (SBE) or County Business Enterprise (CBE).

**SB Architects**

Vendor Name

For questions regarding the Broward County SBE and CBE certifications, please contact Office of Economic and Small Business Development at 954-357-6400.

Supplier: **SB Architects**

## STANDARD CERTIFICATIONS

### Request for Proposals, Request for Qualifications, or Request for Letters of Interest

Vendor should complete and acknowledge the standard certifications and submit with the solicitation response. If not submitted with solicitation response, it must be submitted within three business days of County's request. Failure to timely submit may affect Vendor's evaluation. It is imperative that the person completing the standard certifications be knowledgeable about the proposing Vendor's business and operations.

#### **Cone of Silence Requirement Certification:**

The Cone of Silence Ordinance, Section 1-266, Broward County Code of Ordinances prohibits certain communications among Vendors, Commissioners, County staff, and Selection or Evaluation Committee members. Identify on a separate sheet any violations of this Ordinance by any members of the responding firm or its joint ventures. After the application of the Cone of Silence, inquiries regarding this solicitation should be directed to the Director of Purchasing or designee. The Cone of Silence terminates when the County Commission or other awarding authority takes action which ends the solicitation.

The Vendor hereby certifies that: (check each box)

- The Vendor has read Cone of Silence Ordinance, Section 1-266, Broward County Code of Ordinances; and
- The Vendor understands that the Cone of Silence for this competitive solicitation shall be in effect beginning upon the appointment of the Selection or Evaluation Committee, for communication regarding this solicitation with the County Administrator, Deputy County Administrator, Assistant County Administrators, and Assistants to the County Administrator and their respective support staff or any person, including Evaluation or Selection Committee members, appointed to evaluate or recommend selection in this RFP/RLI process. For Communication with County Commissioners and Commission staff, the Cone of Silence allows communication until the initial Evaluation or Selection Committee Meeting.
- The Vendor agrees to comply with the requirements of the Cone of Silence Ordinance.

#### **Drug-Free Workplace Requirements Certification:**

Section 21.31.a. of the Broward County Procurement Code requires awards of all competitive solicitations requiring Board award be made only to firms certifying the establishment of a drug free workplace program. The program must consist of:

1. Publishing a statement notifying its employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the offeror's workplace, and specifying the actions that will be taken against employees for violations of such prohibition;
2. Establishing a continuing drug-free awareness program to inform its employees about:
  - a. The dangers of drug abuse in the workplace;
  - b. The offeror's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Giving all employees engaged in performance of the contract a copy of the statement

required by subparagraph 1;

4. Notifying all employees, in writing, of the statement required by subparagraph 1, that as a condition of employment on a covered contract, the employee shall:
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of the employee's conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or of any state, for a violation occurring in the workplace NO later than five days after such conviction.
5. Notifying Broward County government in writing within 10 calendar days after receiving notice under subdivision 4.b above, from an employee or otherwise receiving actual notice of such conviction. The notice shall include the position title of the employee;
6. Within 30 calendar days after receiving notice under subparagraph 4 of a conviction, taking one of the following actions with respect to an employee who is convicted of a drug abuse violation occurring in the workplace:
  - a. Taking appropriate personnel action against such employee, up to and including termination; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency; and
7. Making a good faith effort to maintain a drug-free workplace program through implementation of subparagraphs 1 through 6.

The Vendor hereby certifies that: (check box)

- The Vendor certifies that it has established a drug free workplace program in accordance with the above requirements.

**Non-Collusion Certification:**

Vendor shall disclose, to their best knowledge, any Broward County officer or employee, or any relative of any such officer or employee as defined in Section 112.3135 (1) (c), Florida Statutes, who is an officer or director of, or has a material interest in, the Vendor's business, who is in a position to influence this procurement. Any Broward County officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. Failure of a Vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the Broward County Procurement Code.

The Vendor hereby certifies that: (select one)

- The Vendor certifies that this offer is made independently and free from collusion; or
- The Vendor is disclosing names of officers or employees who have a material interest in this procurement and is in a position to influence this procurement. Vendor must include a list of name(s), and relationship(s) with its submittal.

**Public Entities Crimes Certification:**

In accordance with Public Entity Crimes, Section 287.133, Florida Statutes, a person or affiliate placed on the convicted vendor list following a conviction for a public entity crime may not submit on a contract: to provide any goods or services; for construction or repair of a public building or public work; for leases of real property to a public entity; and may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for Category Two for a period of 36 months following the date of being placed on the convicted vendor list.

The Vendor hereby certifies that: (check box)

- The Vendor certifies that no person or affiliates of the Vendor are currently on the convicted vendor list and/or has not been found to commit a public entity crime, as described in the statutes.

**Scrutinized Companies List Certification:**

Any company, principals, or owners on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List is prohibited from submitting a response to a solicitation for goods or services in an amount equal to or greater than \$1 million.

The Vendor hereby certifies that: (check each box)

- The Vendor, owners, or principals are aware of the requirements of Sections 287.135, 215.473, and 215.4275, Florida Statutes, regarding Companies on the Scrutinized Companies with Activities in Sudan List the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List; and
- The Vendor, owners, or principals, are eligible to participate in this solicitation and are not listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List; and
- If awarded the Contract, the Vendor, owners, or principals will immediately notify the County in writing if any of its principals are placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List.

I hereby certify the information provided in the Vendor Questionnaire and Standard Certifications:

|                            |                  |                  |
|----------------------------|------------------|------------------|
| <b>Scott Lee</b>           | <b>President</b> | <b>6/26/2018</b> |
| *AUTHORIZED SIGNATURE/NAME | TITLE            | DATE             |

Vendor Name: **SB ARCHITECTS**

\* I certify that I am authorized to sign this solicitation response on behalf of the Vendor as indicated in Certificate as to Corporate Principal, designation letter by Director/Corporate Officer, or other business authorization to bind on behalf of the Vendor. As the Vendor's authorized representative, I attest that any and all statements, oral, written or otherwise, made in support of the Vendor's response, are accurate, true and correct. I also acknowledge that inaccurate, untruthful, or incorrect statements made in support of the Vendor's response may be used by the County as a basis for rejection, rescission of the award, or termination of the contract and may also serve as the basis for debarment of Vendor pursuant to Section 21.119 of the Broward County Procurement Code. I certify that the Vendor's response is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a response for the same items/services, and is in all respects fair and without collusion or fraud. I also certify that the Vendor agrees to abide by all terms and

conditions of this solicitation, acknowledge and accept all of the solicitation pages as well as any special instructions sheet(s).

Supplier: **SB Architects**

**AFFILIATED ENTITIES OF THE PRINCIPAL(S) CERTIFICATION FORM**

The completed form should be submitted with the solicitation response but must be submitted within three business days of County's request. Vendor may be deemed non-responsive for failure to fully comply within stated timeframes.

- a. All Vendors are required to disclose the names and addresses of "affiliated entities" of the Vendor's principal(s) over the last five (5) years (from the solicitation opening deadline) that have acted as a prime Vendor with the County.
- b. The County will review all affiliated entities of the Vendor's principal(s) for contract performance evaluations and the compliance history with the County's Small Business Program, including CBE, DBE and SBE goal attainment requirements. "Affiliated entities" of the principal(s) are those entities related to the Vendor by the sharing of stock or other means of control, including but not limited to a subsidiary, parent or sibling entity.
- c. The County will consider the contract performance evaluations and the compliance history of the affiliated entities of the Vendor's principals in its review and determination of responsibility.

The Vendor hereby certifies that: (select one)

- No principal of the proposing Vendor has prior affiliations that meet the criteria defined as "Affiliated entities"
- Principal(s) listed below have prior affiliations that meet the criteria defined as "Affiliated entities"

Principal's Name:

Names of Affiliated Entities:

Principal's Name:

Names of Affiliated Entities:

Principal's Name:

Names of Affiliated Entities:

Authorized Signature Name: **Scott Lee**

Title: **President**

Vendor Name: **SB Architects**

Date: **6/26/2018**

**Supplier: SB Architects**

**LITIGATION HISTORY FORM**

The completed form(s) should be returned with the Vendor's submittal. If not provided with submittal, the Vendor must submit within three business days of County's request. Vendor may be deemed non-responsive for failure to fully comply within stated timeframes.

- There are no material cases for this Vendor; or
- Material Case(s) are disclosed below:

|  |   |
|--|---|
| Is this for a: (check type)<br><input type="checkbox"/> Parent, <input type="checkbox"/> Subsidiary,<br>or<br><input type="checkbox"/> Predecessor Firm? | If Yes, name of Parent/Subsidiary/Predecessor:  |
|  | Or No <input type="checkbox"/>  |
| Party  |   |
| Case Number, Name,<br>and Date Filed   |   |
| Name of Court or other<br>tribunal   |   |
| Type of Case   | Bankruptcy <input type="checkbox"/> Civil <input type="checkbox"/> Criminal <input type="checkbox"/> Administrative/Regulatory <input type="checkbox"/>   |
| Claim or Cause of Action<br>and Brief description of<br>each Count   |   |
| Brief description of the<br>Subject Matter and Project<br>Involved   |   |
| Disposition of Case<br><br>(Attach copy of any<br>applicable Judgment,<br>Settlement Agreement and<br>Satisfaction of Judgment.)                         | Pending <input type="checkbox"/> Settled <input type="checkbox"/> Dismissed <input type="checkbox"/><br><br>Judgment Vendor's Favor <input type="checkbox"/> Judgment Against Vendor <input type="checkbox"/><br><br>If Judgment Against, is Judgment Satisfied? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Opposing Counsel   | Name:<br>Email:<br>Telephone Number:  |

**Vendor Name: SB ARCHITECTS**

Supplier: **SB Architects**

**SUBCONTRACTORS/SUBCONSULTANTS/SUPPLIERS REQUIREMENT FORM**  
**Request for Proposals, Request for Qualifications, or Request for Letters of Interest**

The following forms and supporting information (if applicable) should be returned with Vendor's submittal. If not provided with submittal, the Vendor must submit within three business days of County's request. Failure to timely submit may affect Vendor's evaluation.

- A. The Vendor shall submit a listing of all subcontractors, subconsultants and major material suppliers (firms), if any, and the portion of the contract they will perform. A major material supplier is considered any firm that provides construction material for construction contracts, or commodities for service contracts in excess of \$50,000, to the Vendor.
- B. If participation goals apply to the contract, only non-certified firms shall be identified on the form. A non-certified firm is a firm that is not listed as a firm for attainment of participation goals (ex. County Business Enterprise or Disadvantaged Business Enterprise), if applicable to the solicitation.
- C. This list shall be kept up-to-date for the duration of the contract. If subcontractors, subconsultants or suppliers are stated, this does not relieve the Vendor from the prime responsibility of full and complete satisfactory performance under any awarded contract.
- D. After completion of the contract/final payment, the Vendor shall certify the final list of non-certified subcontractors, subconsultants, and suppliers that performed or provided services to the County for the referenced contract.
- E. The Vendor has confirmed that none of the recommended subcontractors, subconsultants, or suppliers' principal(s), officer(s), affiliate(s) or any other related companies have been debarred from doing business with Broward County or any other governmental agency.

If none, state "none" on this form. Use additional sheets as needed. Vendor should scan and upload any additional form(s) in BidSync.

1. Subcontracted Firm's Name: **Keith company**

Subcontracted Firm's Address: **301 East Atlantic Blvd, Pompano Beach**

Subcontracted Firm's Telephone Number: **954.788.3400**

Contact Person's Name and Position: **Paul Weinberg, PLA, ASLA Vice President of Planning and Landscape Architecture**

Contact Person's E-Mail Address: **pweinberg@keithteam.com**

Estimated Subcontract/Supplies Contract Amount: **tdb**

Type of Work/Supplies Provided: **Land Planning, engineering services**

2. Subcontracted Firm's Name: **Brooks + Scarpa Architects, Inc.**

Subcontracted Firm's Address: **808 East Las Olas Boulevard, Ste. 101, Fort Lauderdale, FL 33301**

Subcontracted Firm's Telephone Number: **954 683 1236**

Contact Person's Name and Position: **Jeffrey Huber, AIA, Principal**

◀ | Contact Person's E-Mail Address: Jeffrey.Huber@bsa.com | ▶

**Supplier: SB Architects**

**LOBBYIST REGISTRATION REQUIREMENT CERTIFICATION FORM**

The completed form should be submitted with the solicitation response but must be submitted within three business days of County's request. Vendor may be deemed non-responsive for failure to fully comply within stated timeframes.

The Vendor certifies that it understands if it has retained a lobbyist(s) to lobby in connection with a competitive solicitation, it shall be deemed non-responsive unless the firm, in responding to the competitive solicitation, certifies that each lobbyist retained has timely filed the registration or amended registration required under Broward County Lobbyist Registration Act, Section 1-262, Broward County Code of Ordinances; and it understands that if, after awarding a contract in connection with the solicitation, the County learns that the certification was erroneous, and upon investigation determines that the error was willful or intentional on the part of the Vendor, the County may, on that basis, exercise any contractual right to terminate the contract for convenience.

The Vendor hereby certifies that: (select one)

- It has not retained a lobbyist(s) to lobby in connection with this competitive solicitation; however, if retained after the solicitation, the County will be notified.
- It has retained a lobbyist(s) to lobby in connection with this competitive solicitation and certified that each lobbyist retained has timely filed the registration or amended registration required under Broward County Lobbyist Registration Act, Section 1-262, Broward County Code of Ordinances.

It is a requirement of this solicitation that the names of any and all lobbyists retained to lobby in connection with this solicitation be listed below:

Name of Lobbyist:

Lobbyist's Firm:

Phone:

E-mail:

Name of Lobbyist:

Lobbyist's Firm:

Phone:

E-mail:

**Authorized Signature/Name: Scott Lee Date: 6/26/2018**

**Title: President**

**Vendor Name: SB Architects**

**Supplier: SB Architects**

**AGREEMENT EXCEPTION FORM**

The completed form(s) should be returned with the Vendor's submittal. If not provided with submittal, it shall be deemed an affirmation by the Vendor that it accepts the terms and conditions of the County's Agreement as disclosed in the solicitation.

The Vendor must either provide specific proposed alternative language on the form below. Additionally, a brief justification specifically addressing each provision to which an exception is taken should be provided.

- There are no exceptions to the terms and conditions of the County Agreement as referenced in the solicitation; or
- The following exceptions are disclosed below: (use additional forms as needed; separate each Article/ Section number)

| Term or Condition<br>Article / Section | Insert version of exception or specific proposed alternative language | Provide brief justification for change |
|--|---|--|
|  |   |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   |  |

**Vendor Name: SB Architects**

**Supplier: SB Architects**

**RFP-RFQ-RLI LOCATION ATTESTATION FORM (EVALUATION CRITERIA)**

The completed and signed form and supporting information (if applicable, for Joint Ventures) should be returned with the Vendor's submittal. If not provided with submittal, the Vendor must submit within three business days of County's request. Failure to timely submit this form and supporting information may affect the Vendor's evaluation. Provided information is subject to verification by the County.

A Vendor's principal place of business location (also known as the nerve center) within Broward County is considered in accordance with Evaluation Criteria. The County's definition of a principal place of business is:

1. As defined by the Broward County Local Preference Ordinance, "Principal place of business means the nerve center or center of overall direction, control and coordination of the activities of the bidder [Vendor]. If the bidder has only one (1) business location, such business location shall be considered its principal place of business."
2. A principal place of business refers to the place where a corporation's officers direct, control, and coordinate the corporation's day-to-day activities. It is the corporation's 'nerve center' and in practice it should normally be the place where the corporation maintains its headquarters; provided that the headquarters is the actual center of direction, control, and coordination, i.e., the 'nerve center', and not simply an office where the corporation holds its board meetings (for example, attended by directors and officers who have traveled there for the occasion).

The Vendor's principal place of business in Broward County shall be the Vendor's "Principal Address" as indicated with the Florida Department of State Division of Corporations, for at least six months prior to the solicitation's due date.

Check one of the following:

- The Vendor certifies that it has a principal place of business location (also known as the nerve center) within Broward County, as documented in Florida Department of State Division of Corporations (Sunbiz), and attests to the following statements:

1. Vendor's address listed in its submittal is its principal place of business as defined by Broward County;
2. Vendor's "Principal Address" listed with the Florida Department of State Division of Corporations is the same as the address listed in its submittal and the address was listed for at least six months prior to the solicitation's opening date. A copy of Florida Department of State Division of Corporations (Sunbiz) is attached as verification.
3. Vendor must be located at the listed "nerve center" address ("Principal Address") for at least six (6) months prior to the solicitation's opening date;
4. Vendor has not merged with another firm within the last six months that is not headquartered in Broward County and is not a wholly owned subsidiary or a holding company of another firm that is not headquartered in Broward County;
5. If awarded a contract, it is the intent of the Vendor to remain at the referenced address for the duration of the contract term, including any renewals, extensions or any approved

interim contracts for the services provided under this contract; and

6. The Vendor understands that if after contract award, the County learns that the attestation was erroneous, and upon investigation determines that the error was willful or intentional on the part of the Vendor, the County may, on that basis exercise any contractual right to terminate the contract. Further any misleading, inaccurate, false information or documentation submitted by any party affiliated with this procurement may lead to suspension and/or debarment from doing business with Broward County as outlined in the Procurement Code, Section 21.119.

If the Vendor is submitting a response as a Joint Venture, the following information is required to be submitted:

- a. Name of the Joint Venture Partnership
- b. Percentage of Equity for all Joint Venture Partners
- c. A copy of the executed Agreement(s) between the Joint Venture Partners

- Vendor does not have a principal place of business location (also known as the nerve center) within Broward County.

**Vendor Information:**

Vendor Name: **SB Architects**

Vendor's address listed in its submittal is:

**2333 Ponce de Leon Blvd #1000, Coral Gables, FL 33134**

The signature below must be by an individual authorized to bind the Vendor. The signature below is an attestation that all information listed above and provided to Broward County is true and accurate.

|                              |                  |                      |                  |
|------------------------------|------------------|----------------------|------------------|
| <b>Scott Lee</b>             | <b>President</b> | <b>SB Architects</b> | <b>6/26/2018</b> |
| Authorized<br>Signature/Name | Title            | Vendor Name          | Date             |

**Supplier: SB Architects**

**DOMESTIC PARTNERSHIP ACT CERTIFICATION FORM (REQUIREMENT AND TIEBREAKER)**

Refer to Special Instructions to identify if Domestic Partnership Act is a requirement of the solicitation or acts only as a tiebreaker. If Domestic Partnership is a requirement of the solicitation, the completed and signed form should be returned with the Vendor's submittal. If the form is not provided with submittal, the Vendor must submit within three business days of County's request. Vendor may be deemed non-responsive for failure to fully comply within stated timeframes. To qualify for the Domestic Partnership tiebreaker criterion, the Vendor must currently offer the Domestic Partnership benefit and the completed and signed form must be returned at time of solicitation submittal.

The Domestic Partnership Act, Section 16 ½ -157, Broward County Code of Ordinances, requires all Vendors contracting with the County, in an amount over \$100,000 provide benefits to Domestic Partners of its employees, on the same basis as it provides benefits to employees' spouses, with certain exceptions as provided by the Ordinance.

For all submittals over \$100,000.00, the Vendor, by virtue of the signature below, certifies that it is aware of the requirements of Broward County's Domestic Partnership Act, Section 16-½ -157, Broward County Code of Ordinances; and certifies the following: (check only one below).

- 1. The Vendor currently complies with the requirements of the County's Domestic Partnership Act and provides benefits to Domestic Partners of its employees on the same basis as it provides benefits to employees' spouses
- 2. The Vendor will comply with the requirements of the County's Domestic Partnership Act at time of contract award and provide benefits to Domestic Partners of its employees on the same basis as it provides benefits to employees' spouses.
- 3. The Vendor will not comply with the requirements of the County's Domestic Partnership Act at time of award.
- 4. The Vendor does not need to comply with the requirements of the County's Domestic Partnership Act at time of award because the following exception(s) applies: (check only one below).
  - The Vendor is a governmental entity, not-for-profit corporation, or charitable organization.
  - The Vendor is a religious organization, association, society, or non-profit charitable or educational institution.
  - The Vendor provides an employee the cash equivalent of benefits. (Attach an affidavit in compliance with the Act stating the efforts taken to provide such benefits and the amount of the cash equivalent).
  - The Vendor cannot comply with the provisions of the Domestic Partnership Act because it would violate the laws, rules or regulations of federal or state law or would violate or be inconsistent with the terms or conditions of a grant or contract with the United States or State of Florida. Indicate the law, statute or regulation (State the law, statute or regulation and attach explanation of its applicability).

**Scott Lee**  
**Authorized Signature/Name**

**President**  
**Title**

**SB Architects**  
**Vendor Name**

**6/26/2018**  
**Date**

**Supplier: SB Architects**

**VOLUME OF PREVIOUS WORK ATTESTATION FORM**

The completed and signed form should be returned with the Vendor's submittal. If not provided with submittal, the Vendor must submit within three business days of County's request. Failure to provide timely may affect the Vendor's evaluation. This completed form must be included with the Vendor's submittal at the time of the opening deadline to be considered for a Tie Breaker criterion (if applicable).

The calculation for Volume of Previous Work is all amounts paid to the prime Vendor by Broward County Board of County Commissioners at the time of the solicitation opening date within a five-year timeframe. The calculation of Volume of Previous Work for a prime Vendor previously awarded a contract as a member of a Joint Venture firm is based on the actual equity ownership of the Joint Venture firm.

In accordance with Section 21.31.d. of the Broward County Procurement Code, the Vendor with the lowest dollar volume of work previously paid by the County over a five-year period from the date of the submittal opening will receive the Tie Breaker.

Vendor must list all projects it received payment from Broward County Board of County Commissioners during the past five years. If the Vendor is submitting as a joint venture, the information provided should encompass the joint venture and each of the entities forming the joint venture. The Vendor attests to the following:

| Item No.           | Project Title | Solicitation/<br>Contract<br>Number: | Department or<br>Division | Date<br>Awarded | Paid to Date<br>Dollar<br>Amount |
|--------------------|---------------|--------------------------------------|---------------------------|-----------------|----------------------------------|
| 1                  | N/A           |                                      |                           |                 |                                  |
| 2                  |               |                                      |                           |                 |                                  |
| 3                  |               |                                      |                           |                 |                                  |
| 4                  |               |                                      |                           |                 |                                  |
| 5                  |               |                                      |                           |                 |                                  |
| <b>Grand Total</b> |               |                                      |                           |                 |                                  |

Has the Vendor been a member/partner of a Joint Venture firm that was awarded a contract by the County? Yes  No

If Yes, Vendor must submit a **Joint Vendor Volume of Work Attestation Form**.

**Vendor Name:**

**Scott Lee**  
Authorized Signature/ Name

**President**  
Title

**6/26/2018**  
Date

**VOLUME OF PREVIOUS WORK ATTESTATION JOINT VENTURE FORM**

If applicable, this form and additional required documentation should be submitted with the Vendor's submittal. If not provided with submittal, the Vendor must submit within three business days of County's request. Failure to timely submit this form and supporting documentation may affect the Vendor's evaluation.

The calculation of Volume of Previous Work for a prime Vendor previously awarded a contract as a member of a Joint Venture firm is based on the actual equity ownership of the Joint Venture firm. Volume of Previous Work is not based on the total payments to the Joint Venture firm.

Vendor must list all projects it received payment from Broward County Board of County Commissioners during the past five years as a member of a Joint Venture. The Vendor attests to the following:

| Item No.           | Project Title | Solicitation/<br>Contract Number: | Department or Division | Date Awarded | JV Equity % | Paid to Date Dollar Amount |
|--------------------|---------------|-----------------------------------|------------------------|--------------|-------------|----------------------------|
| 1                  | n/a           |                                   |                        |              |             |                            |
| 2                  |               |                                   |                        |              |             |                            |
| 3                  |               |                                   |                        |              |             |                            |
| 4                  |               |                                   |                        |              |             |                            |
| 5                  |               |                                   |                        |              |             |                            |
| <b>Grand Total</b> |               |                                   |                        |              |             |                            |

Vendor is required to submit an executed Joint Venture agreement(s) and any amendments for each project listed above. Each agreement must be executed prior to the opening date of this solicitation.

**Vendor Name:**

**Scott Lee**  
Authorized Signature/ Name

**President**  
Title

**6/26/2018**  
Date

Supplier: **SB Architects**

### RFP-RLI-RFQ LOCAL PREFERENCE AND TIE BREAKER CERTIFICATION FORM

The completed and signed form should be returned with the Vendor's submittal to determine Local Preference eligibility, however it must be returned at time of solicitation submittal to qualify for the Tie Break criteria. If not provided with submittal, the Vendor must submit within three business days of County's request for evaluation of Local Preference. Proof of a local business tax must be returned with solicitation submittal to qualify for the Tie Break Criteria. Failure to timely submit this form or local business tax receipt may render the business ineligible for application of the Local Preference or Tie Break Criteria.

In accordance with Section 21.31.d. of the Broward County Procurement Code, to qualify for the Tie Break Criteria, the undersigned Vendor hereby certifies that (check box if applicable):

- The Vendor is a local Vendor in Broward County and:
- a. has a valid Broward County local business tax receipt;
  - b. has been in existence for at least six-months prior to the solicitation opening;
  - c. at a business address physically located within Broward County;
  - d. in an area zoned for such business;
  - e. provides services from this location on a day-to-day basis, and
  - f. services provided from this location are a substantial component of the services offered in the Vendor's proposal.

In accordance with Local Preference, Section 1-74, et. seq., Broward County Code of Ordinances, a local business meeting the below requirements is eligible for Local Preference. To qualify for the Local Preference, the undersigned Vendor hereby certifies that (check box if applicable):

- The Vendor is a local Vendor in Broward and:
- a. has a valid Broward County local business tax receipt issued at least one year prior to solicitation opening;
  - b. has been in existence for at least one-year prior to the solicitation opening;
  - c. provides services on a day-to-day basis, at a business address physically located within the Broward County limits in an area zoned for such business; and
  - d. the services provided from this location are a substantial component of the services offered in the Vendor's proposal.

Local Business Address:

Vendor does not qualify for Tie Break Criteria or Local Preference, in accordance with the above requirements. The undersigned Vendor hereby certifies that (check box if applicable):

- The Vendor is not a local Vendor in Broward County.

**Scott Lee**  
AUTHORIZED SIGNATURE/ NAME

**President**  
TITLE

**SB Architects**  
COMPANY

**6/26/2018**  
DATE