



CITY OF PENSACOLA

CONSTRUCTION OWNERS REPRESENTATIVE *for* COMMUNITY MARITIME PARK

SOLICITED BY COMMUNITY MARITIME PARK ASSOCIATES

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COMMUNITY MARITIME PARK PROJECT
QG ARCHITECTS PROJECT TEAM

May 27, 2009

Community Maritime Park Associates, Inc.

Mr. Edward E. Spears, Administrator

Neighborhood & Economic Development Division

City of Pensacola, 5th Floor City Hall

222 West Main Street

Pensacola, Florida 32502

Re: **REQUEST FOR QUALIFICATIONS NO. 2009-01**
Construction Owners Representative for
The Community Maritime Park Project

Dear Mr. Spears and Members of the CMPA
Selection Committee,

In response to the Request for Qualifications for the Construction Owners Representative for the Community Maritime Park Project, **Quina Grundhoefer Architects (QGA)** and **William Holman, General Contractor**, respectfully submit this letter of interest. In conjunction with our qualified consultants that assisted with the CMP Design Criteria Package and site permits, the QGA Project Team is comprised of local businesses with Small Business Enterprise certification that is responsive to the specific tasks listed in the RFQ document.

Pensacola residents and businesses have long awaited the implementation phase of the Maritime Park. As local architectural and building professionals, **QGA** Team Members have attended public meetings and have shared our insights in making the plan as good as possible. Our office is just two blocks north of the CMP project site, located on the corner of Devilliers and Romana Streets.

We would propose, if selected as the Construction Owners Representative, to establish a "CMPA Office" for the duration of the design and construction Phase 1 Public Improvement project. Our office annex, located at 29 South Devilliers, immediately adjacent to our architectural office, is a 600 square foot space that can be the central depository for all project related documentation through the design, contracting and construction phases. The proposed CMPA Office may also include marketing, public relations, design and construction information that can be readily available to the CMPA Board and, if desired, members of the public.

The Community Maritime Park represents one of the largest and possibly one of the most important public-private investments in Pensacola's 450 years of history. As such, the Owner's Representative must be someone with the highest level of integrity, trust and experience.

Our Project Team includes two of the firms that assisted with the preparation of the Design Criteria Package and the site work package that was used to secure environmental permits, **Fabre Engineering** and **Entrix (Biological Research Associates)**. **Phil Philips, PE** and **Debbie Milonski, Senior Project Scientist**, will continue their invaluable role as a part of our Project Team in advising the CMPA. Fabre Engineering has worked on the Maritime Park site longer than any other firm in Pensacola and is more familiar with existing conditions than any other firm.

CONSTRUCTION OWNERS REPRESENTATIVE



COMMUNITY MARITIME PARK PROJECT QG ARCHITECTS PROJECT TEAM

Other members have studied the proposed Master Developer Contract as well as the Design Criteria for the project. This knowledge coupled with the many previous City projects for which we have served as Architect and Owners Representative will enable our Team to make objective and data-driven decisions that will be in the best interest of the CMPA, the City of Pensacola and the general public. It may be important to note that Team Members have no previous relationships that might influence decisions with any members of the Development Team presently negotiating with the CMPA.

In response to the Scope of Work that is required as the CMPA Construction Owners Representative (COR), the following individuals will fill these important roles as they each represent and protect the CMPA's and City of Pensacola's interest:

Carter Quina, AIA, LEED AP, as Project Coordinator, will meet and coordinate with the CMPA Board, City Staff and consultants throughout the project. Mr. Quina will also provide review of all design submissions to insure their compliance with the CMP Design Guidelines, local zoning ordinances, environmental permits and other regulatory approvals and will insure that the intent of these guidelines result in the desired results for streets, sidewalks, landscaping, and buildings. The Project Coordinator will assist the CMPA Board and City Staff review and recommend any changes to the Design Criteria, project scope, program and change orders to the CMPA. Mr. Quina, if desired, will also serve as the public liaison for the CMPA to report progress, activities and landmark achievements. Mr. Quina has previous experience as the Construction Owners Representative for Escambia County when the new ice floor was installed in the Pensacola Civic Center under an extremely tight schedule so that the Ice Pilots could open their inaugural season.

Daniel Grundhoefer, AIA, LEED AP, as Project Administrator, will review all Design-Build and Guaranteed Maximum Price proposals submitted by the Development Team and will assist and recommend when appropriate on behalf of the CMPA and the City of Pensacola regarding project phasing, materials, approach, price, terms and deliverables with contract preparation and will provide a "Quality Control" analysis of all construction related documents. Administration of the Master Development Agreement and Design-Build Agreement will also be included as well as review and recommendations of the Master Developer's design/engineering and construction general contracts. This will include a detailed review of the plans, specifications and special instructions to contractors. Review and approval of contractor pay applications, change order requests and contingency cost reports will be provided by the Project Administrator.

William Holman, as Project Manager, will provide the daily Project and Site Management for the project. Mr. Holman will also be involved in the preconstruction phase and will review construction cost proposals, staging, contracting approach and project schedules. Mr. Holman will provide cost estimating services when required for comparison or to secure alternative contract proposals. As a local General Contractor, he has access to local, qualified sub-contractors and understands the work environment and bid market in Escambia County. Mr. Holman will monitor quality and safety control, schedule compliance and minority and local participation. He will also provide timely reports on progress and will assist and counsel the CMPA Board and City Staff throughout the design and construction phases. Complete, regular, ongoing on-site inspection reports will be provided. Mr. Holman will assist with dispute resolution and final inspections and will provide a final report on the completed projects and close-out procedures.



COMMUNITY MARITIME PARK PROJECT
QG ARCHITECTS PROJECT TEAM

As the Construction Owners Representative, issues will arise that may involve civil, structural, mechanical, electrical and landscaping disciplines. As such, the QGA Project Team will include consultants that will have the special expertise to evaluate, analyze and recommend solutions and assist the CMPA, City and Development Team in insuring the most successful project.

Our Project Team includes **Fabre Engineering** and **Entrix, Inc. (Biological Research Associates)** whose professionals were both a part of the CMP Design Criteria Team and were important consultants in developing the Phase One Public Improvement site plan, storm water design and environmental permits. Other Team members are identified on the Organizational Chart attached within.

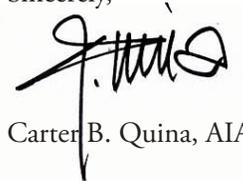
The key members of the Project Team are Pensacola residents and business owners and are committed to the region and to the CMP project. They are capable and willing to commit to the required time frame to complete the Phase One Public Improvements project, which may take approximately two years. Our Project Team is not participating in any capacity with any other party associated with the Maritime Park nor Maritime Park Development Partners, nor their subsidiaries.

In essence, our proposal to the CMPA Board, is to provide Construction Administration services by **Quina Grundhoefer Architects** which are typical in the Standard AIA Owner Architect Contract for Professional Services with the added service of an on-site Construction Project Manager, provided by **Mr. Holman**, licensed General Contractor.

Please note that we have prepared this response to your Request for Qualifications according to the proposal requirements and have listed specific responses to each line item according to the criteria list on the Evaluation Sheet, highlighted in green italics for clarity.

Included is the Project Team Organization Chart, resumes of key personnel, identification of the Project Manager, Project Administrator and Project Coordinator, the experience of the firm and team members, description of the approach to providing services for the CMPA project, a list of references, our small business designation and other information to assist the selection committee. Our Project Team looks forward to the possibility of interviewing for the CMPA Construction Owners Representative contract for this very important and exciting community project. Thank you for your consideration of our proposal.

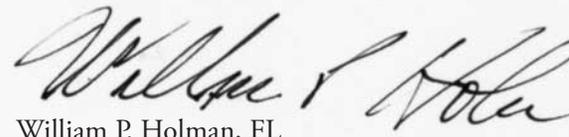
Sincerely,



Carter B. Quina, AIA, LEED AP



Daniel Grundhoefer, AIA, LEED AP



William P. Holman, FL

CONSTRUCTION OWNERS REPRESENTATIVE





COMMUNITY MARITIME PARK PROJECT
STAFF/TEAM QUALIFICATIONS AND EXPERIENCE

QUINA GRUNDHOEFER ARCHITECTS, working in conjunction with the licensed general contractor, Bill Holman, will provide Construction Owners Representative Services for the Community Maritime Park Project. The Project Team also includes other consultants disciplined in all the necessary engineering fields to evaluate and review project documents. Each has experience in similar projects and are qualified to respond to the CMP Scope of Work. This team effort will allow for three key positions:

Project Coordinator	Carter B. Quina, AIA, LEED AP
Project Administrator	Daniel M. Grundhoefer, AIA, LEED AP
Project Manager	William P. Holman, Licensed General Contractor

1.a. Education and Qualifications of Key Members...

Mr. Quina, a graduate of Auburn University, has provided professional architectural services for Pensacola area projects since 1984. As the **Project Coordinator**, he will rely on his experience with not for profit, governmental and institutional clients. *Please see his complete resume on the following page.*

Mr. Grundhoefer, a graduate of Auburn University, will serve as the **Project Administration**, a role is based on many years of successful project management for City, County & School Board projects. His role as Project Architect for more than \$200,000,000 worth of construction projects include requirements similar to these of the CMP Construction Owners Representative. *Please see his complete resume on the following page.*

Mr. Holman, as **Project Manager**, will be the primary, day-to-day manager of the site and construction project. He has filled this role for construction projects of similar scope and size of the CMP Project. Mr. Holman, a graduate of University of Florida is a licensed general contractor with cost estimating, project scheduling, coordination, and management skills. He understands life safety procedures and quality control methods. *Please see his complete resume on the following pages.*

1.a. Project Team Consulting Engineers...

Fabre Engineering: Phil Philips, PE, will continue the role that he played as a member of the Design Criteria Team in site design for the CMP project. He will review all site work documents and will provide inspections during construction. Fabre Engineering is a local Pensacola civil engineering firm with more experience and knowledge of the Maritime Park project site than any other consultant, having participated in all phases of site design and permitting.

Entrix, Inc (Biological Research Associates): Debbie Milonski will continue in her role as Environmental Scientist for the CMPA Board. She played a key role in securing the environmental permits for the Phase One Public Improvement Project. She will continue as part of the QGA Project Team to monitor and certify the FDEP and USACOE Dredge and Fill Permits for the project

Craft and Webster Engineering: Roger Craft, PE, will review all structural documents for the project and will provide Threshold Inspection Services. Mr. Craft was the Project Structural Engineer, while working for Southern Pre-stressed, for the Florida State University Baseball Stadium.

HM Yonge Consulting Engineers: Matt Yonge, PE, will lead the Project Team with mechanical, plumbing and electrical review of project documents as needed.

Ken Johansen, ASLA: Ken Johansen will review all landscape and hardscape documents for the project as needed.

The National Consulting Team: Bubba Hughes will provide project scheduling evaluation and preparation services as needed.



CARTER B. QUINA, AIA, LEED AP

PROJECT COORDINATOR

Carter Quina has practiced architecture as a principal in Pensacola, Florida, since 1984. Prior to that time, he spent five years in the New York area, honing his skills and expanding his knowledge of historic preservation and adaptive reuse. His appreciation for the history of place confirms his interest in both restoration work as well as for quality new construction. "New buildings which will one day be renovated to extend their life," is a defining goal of his professional life. An Auburn University graduate, Carter has broadened

his education through world travel, volunteer participation, raising three children and church membership. He has previously served as the junior warden for Christ Episcopal Church and is a trustee of the West Florida Preservation Board. In 2000, he was appointed by the Florida Secretary of State to serve on the Historic Advisory Council. Presently the vice chairman of the Council, Carter reviews and recommends grant funding for historic projects throughout the state which has averaged over \$17 in million per year. Carter Quina has provided professional services for a variety of building types and clientele; waterfront mixed use projects, historic restoration and adaptive reuse, downtown redevelopment and new commercial, residential and cultural facilities highlight his career. Project locations have been in New York, Connecticut, Pennsylvania, New Jersey, North Carolina, Florida and Alabama. His research and travels bring an appreciation for new ideas, concepts and methods to each individual project. His involvement in the community through volunteer participation expresses his concern for philanthropy and his desire to improve the "quality of life."

EDUCATION

Bachelor of Architecture, 1978
Auburn University
Auburn, AL

REGISTRATIONS

New York, 1982	No. 15482
Florida, 1984	No. 10238
Alabama, 1984	No. 2702
Arkansas, 1988	No. 2193
NCARB Cert. 1983	No. 29305

AFFILIATIONS

Florida Historical Commission
2000-Present
Auburn University Architectural Advisory Board
1996-2000
Architectural Review Board, City of Pensacola
1994-Present
American Institute of Architects
Florida Trust for Historic Preservation
Board Member, 2000-Present
National Trust for Historic Preservation
West Florida Historic Preservation
Board of Directors, 1997-Present
Past Member, Gateway Review Board,
City of Pensacola
Leadership Pensacola Class of 1989
Past President, Board of Trustees,
Pensacola Little Theatre, 1986-92
Christ Episcopal Church
Pensacola Historic Society

AWARDS

Florida Trust Preservation Award, 2009
Christ Episcopal Church Bell Tower
Florida Trust Preservation Award, 2008
FPAN @ L&N Marine Terminal
Florida Trust Preservation Award, 2006
Casita Renovations
Florida Trust Preservation Award, 2003
Hutchinson House
NW Florida AIA Design Award, 2003
Old Christ Church
NW Florida AIA Design Award, 2003
Port Administration Building
Florida Trust Preservation Award, 2000
Old Christ Church
NW Florida AIA Design Award
Steelwood Clubhouse, 1999
Golden Brick Award, 1994,
14 Palafox Place Renovation
Florida Preservation Award, 1994
Pensacola Cultural Center
NW Florida AIA Merit Award,
Pensacola Cultural Center, 1992
Florida Trust Preservation Award
Saltmarsh Estates, 1991
President's Award, Pensacola Little
Theatre, 1990

NW Florida AIA Honorable Mention
Saltmarsh Estates, 1990
Connecticut Society of Architects Honor
Award, 1986, for Washington Row
Preservation in South Norwalk, CT

PARTIAL LIST OF MAJOR PROJECTS

First Baptist Church
Gulf Shores, AL
Principal in Charge & Project Architect
First United Methodist Church
Pensacola, FL
Principal in Charge & Project Architect
Saenger Theater Lobby Renovation
Pensacola, FL
Principal in Charge & Project Architect
Pensacola Country Club
Pensacola, FL
Principal in Charge
Steelwood Resort
Loxley, AL
Principal in Charge & Project Architect
University Office Plaza
Pensacola, FL
Principal in Charge
Harbour Village at Pitt Slip
Pensacola, FL
Principal in Charge & Project Architect
Pensacola Cultural Center
Pensacola, FL
Principal in Charge & Project Architect
Old Christ Church Restoration
Pensacola, FL
Principal in Charge
Port Administration Building
Pensacola, FL
Principal in Charge
Plaza Hotel Renovation
New York, NY
Project Architect
South Norwalk Revitalization
South Norwalk, CT
Project Architect





DANIEL M. GRUNDHOEFER, AIA, LEED AP
PROJECT ADMINISTRATOR

Daniel Grundhoefer, a graduate of Auburn University and has practiced in Birmingham and Pensacola since 1979. With the merger of his private practice with Mr. Quina in 1991, QGA has become the most prolific professional firm in the area to work for religious clients. Danny's previous project experience with the Catholic Diocese has grown to form a lasting relationship resulting in more than twenty projects for Catholic churches. His approach to solving design problems is to uncover the "essence of the obvious" and thereby formulating decisions that are eloquent and simple.

As a member of Sacred Heart Cathedral, Danny has chaired the building committee for church renovations and additions. As an avid supporter of the area Catholic schools and a father of three, he has helped to guide building projects and fund raising efforts, most recently the new library and media center for Pensacola Catholic High School. Danny is also a talented musician and pianist, and has used this experience and knowledge to design acoustically sensitive interior spaces for worship, education, gathering, and fellowship. Daniel Grundhoefer brings an expertise and caring to each project in which he is involved. He directs projects from preliminary concept to final construction providing continuity and guidance. Completed projects have included major commercial facilities for such clients as Escambia County, The University of West Florida, Champion International and the City of Pensacola. He has also been involved in projects for institutional, civic, educational, military, religious, recreational and residential use. His administrative and listening skills insure clear and concise communications between project team members as well as building officials and contractors.

EDUCATION

Bachelor of Architecture, 1979
Auburn University
Auburn, AL

REGISTRATIONS

Alabama, 1982 No. 2405
Florida, 1987 No. 13432
NCARB Cert. 1982 No. 50383

AFFILIATIONS

Member, American Institute of Architects
1980-present
Director, American Institute of Architects
Birmingham Chapter
1985-86
Membership chairman
AIA NWF Chapter
1991-1995
Chairman, Building Committee,
Cathedral of the Sacred Heart Church
Member, Knights of Columbus
Member, Code Enforcement Board
City of Pensacola
2000-Present
Director, Contemporary Worship Choir
Cathedral of the Sacred Heart Church

AWARDS

Florida Trust Preservation Award, 2007
St Joseph Catholic Church
American School & University Award, 2003
Catholic High School Library
Architect of the Year, 2002
American Subcontractor Association
Project of the Year, 2002
AIA NWF Design Award, 1999
Holy Spirit Catholic Church
AIA Design Award, 1986
IBM Office Building
Birmingham, AL
William Van Alen Memorial Fellowship
Award, 1998

PARTIAL LIST OF MAJOR PROJECTS

Hillcrest Baptist Church
Pensacola, FL
Principal in Charge
Cathedral of the Sacred Heart
Parish Hall
Pensacola, FL
Principal in Charge
St. Ann Catholic Church
Parish Hall
Gulf Breeze, FL
Principal in Charge
Diocese of Pensacola/Tallahassee
Pastoral Center
Pensacola, FL
Principal in Charge
St. Sylvester Parish Center
Gulf Breeze, FL
Principal in Charge
St. Rose of Lima Catholic Church
Milton, FL
Principal in Charge
Providence Presbyterian Church
Mobile, AL
Principal in Charge
West Pensacola Volunteer Fire Stations
Pensacola, FL
Principal in Charge
Our Lady of the Assumption Catholic Church
Pensacola Beach, FL
Principal in Charge
St. Anne's Catholic Church - Bellview
Family Life Center
Pensacola, FL
Principal in Charge
Library/Media Center
Catholic High School
Pensacola, FL
Principal in Charge





WILLIAM P. HOLMAN, LICENSED GC

PROJECT MANAGER

Mr. Holman has been in the Construction business for more than 18 years and is the founder of the Pensacola construction firm, Detailed Builders, LLC. He has construction experience, exceeding \$300,000,000 and has local experience and knowledge. He is a Florida Licensed General Contractor. Specific projects completed by Mr. Holman include Old Christ Church Restoration, First Baptist Church Pensacola, Addition & Renovation and the Palafox Pier Projects, as well as multiple projects for Sacred Heart Hospital, totally over \$30,000,000.

Shortly after graduating from the University of Florida with a degree in building construction, Bill Holman moved to Pensacola Florida to work for a large commercial construction co. After working for almost ten years, he decided to start his own company maintaining the sound core values and quality of work he accomplished with other companies.

Mr. Holman primarily does invited bid or negotiated work within a 100 mile radius of Pensacola. His company's core values and philosophy is to provide an exceptional quality product at a fair and reasonable value, building relationships as well as buildings to obtain repeat clients. This is accomplished by remaining a small company in which the owner has personal involvement in all projects.

EDUCATION

Bachelor of Science, Building Construction, 1991
University of Florida
Gainesville, FL

REGISTRATION

Licensed General Contractor No. CGC1504435

WORK EXPERIENCE

Detailed Builders, LLC, Pensacola, FL, Owner
•Commercial Construction, new & renovations, Management Services, Residential Construction, new & renovations

GH Construction, LLC, Pensacola, FL, Owner
•Commercial Construction, new & renovations, Management Services

Greenhut Construction Company, Inc.
Pensacola, FL, Project Manager
•Commercial Construction, new & renovations
•Scheduling, Product and Sub-Contractor Procurement, Budgeting, Billing, Trouble Shooting, Overall Project Management, Meeting with Owner and Architect

Taylor Building Corp., Louisville, KY
Superintendent
•Large Production New Home Builder
•Client Contracts, Sub-Contractor Contracts, Quality and Cost Control, Overall Jobsite Management, Meeting with Home Owners

AFFILIATIONS

Florida State License,
Certified General Contractor, # CGC1504435
December 2001-Present

AWARDS

Florida Trust Preservation Award, 2000
Old Christ Church

Florida Trust Preservation Award, 2006
Casita Renovations

Florida Trust Preservation Award, 2007
St Joseph Catholic Church

PARTIAL LIST OF MAJOR PROJECTS

- Sacred Heart Hospital Various Projects
 - Pensacola, FL
 - Phase I Sitework
 - Women and Children's Hospital
 - South Addition
 - 500 Ton Chillers
 - Administrative Office Suite
 - Boiler Building
 - Laundry/Warehouse
 - Lithotripter Relocation
 - Mechanical Chase and Penthouse
- Harbor Master
 - Bayfront, Pensacola, FL
- Hillcrest Baptist Church
 - Pensacola, FL
- Ice House
 - Bayfront, Pensacola, FL
- Marcus Pointe Family Life Center
 - Pensacola, FL
- Milestone Clinic
 - Cantonment, FL
- Niceville High School
 - Niceville, FL
- Old Christ Church
 - Pensacola, FL
- St. Anne Catholic Church Family Life Center
 - Pensacola, FL
- St. Ann Catholic Church Sanctuary
 - Gulf Breeze, FL
- Wesley Scott Place
 - Pensacola, FL
- Tech Advanced Computer Center
 - Pensacola, FL



COMMUNITY MARITIME PARK PROJECT
STAFF/TEAM QUALIFICATIONS AND EXPERIENCE

1. b. Knowledge of Project Requirements and Scope of Work...

The Project Team has studied the RFQ, the Design Criteria and the Master Developer Agreement and have developed an understanding of the project requirements and scope of work for the CMP Construction Owners Representative project. We have the skills, experience, knowledge and availability to perform all tasks listed. In fact, two key members of our Team were also members of the Design Criteria Package Team. Please see attached section, ***Project Approach and Services to be Provided*** for an insight in how our Project Team will insure a successful public/private project.

1. c. Specialized Experience as a Construction Owners Representative...

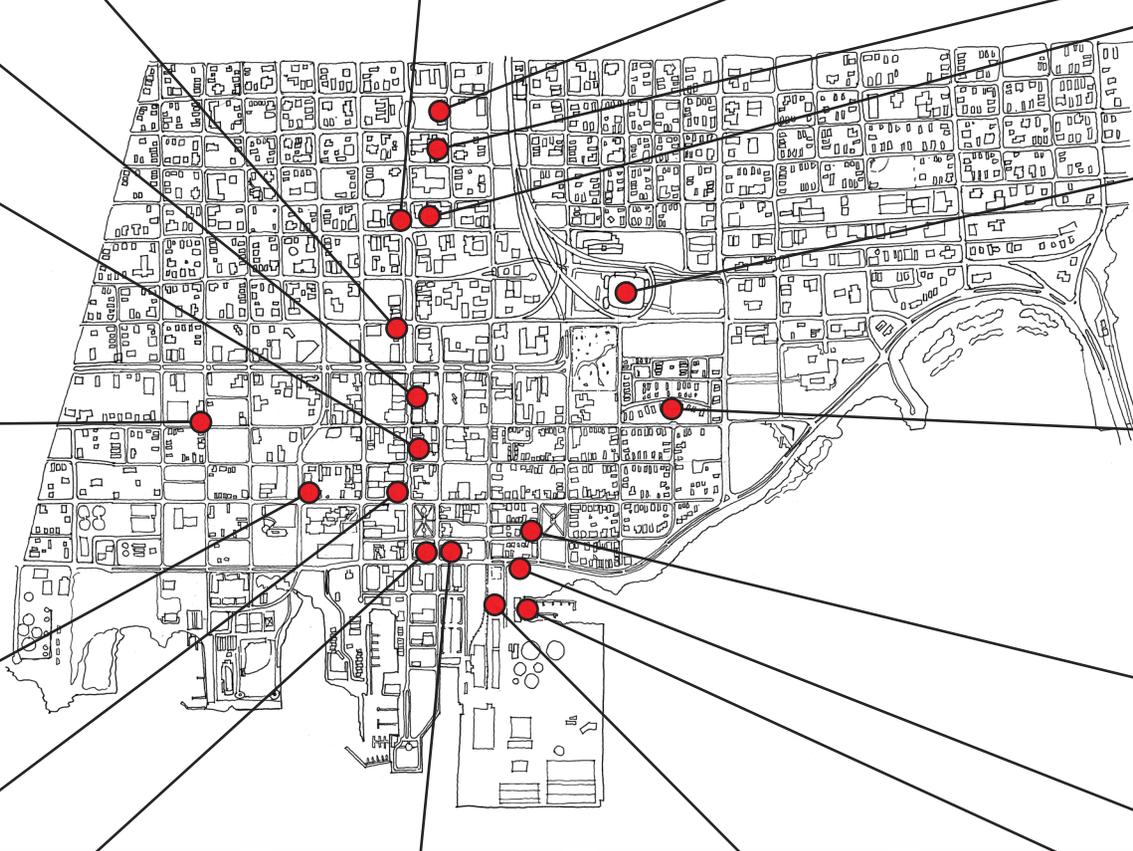
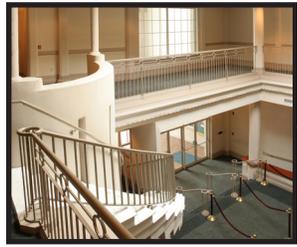
Our approach to design and construction, throughout our career, has been to provide a complete and detailed professional service from design through construction for all projects. Owners Representative for complex, multi-use, institutional clients is what we do and we have earned local and statewide recognition for our completed works. The CMPA Board and City Staff will benefit from our methodology in managing complex, public assembly projects.

1. d. & e. Knowledge of... Principles of Owners Construction Representative, Local Ordinance and Construction Law for Public Works and Multi-Use Projects

The creation of this role, Owners Construction Representative was borne from the need to ensure that the CMPA, City of Pensacola and the general public, that is partially funding this project, “gets what they pay for.” This is true for other projects delivered for institutional and governmental clients where design and construction knowledge by the Owner is lacking, and the Architect is depended upon for guidance and leadership. As Architects, Consultants and General Contractor, working for the Owner, we will administer the entire design and construction process and will overlay our management methodology with that of the Master Developer and their consultants. We provide this same service for literally all our clients, resulting in successful projects throughout the Pensacola downtown core.



1. Tate High School Baseball Stadium
2. Pensacola Civic Center Ice Rink



COMMUNITY MARITIME PARK PROJECT



COMMUNITY MARITIME PARK PROJECT
STAFF/TEAM QUALIFICATIONS AND EXPERIENCE

1. f. Previous Successful Projects of Similar Scope...

The QG Architect Project Team has worked together on projects for over twenty five years and is committed to many public and institutional clients in the Pensacola area. Many of our new projects are for repeat clients and professional relationships have grown to include many clients with project value exceeding that of the Community Maritime Park. The following pages include images and data for many of those projects.

NEW DOWNTOWN ELEMENTARY SCHOOL

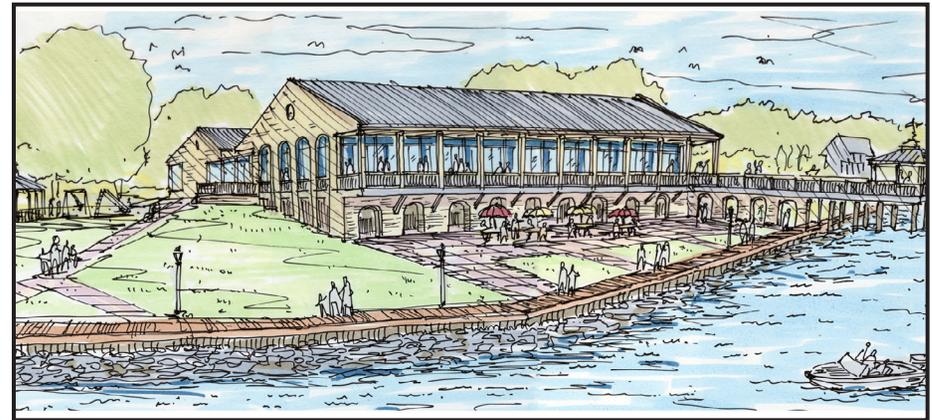
Escambia County School District
Pensacola, Florida

- Size:** 118,000 square feet
- Site Area:** 16 acres
- Cost:** \$22 million (est.)
- Completion:** Summer 2011
- Description:** New construction, site development, recreation area, 800 student units, cafetorium, library, laboratories, administration and LEED certification. Site work includes roads, utilities, sensitive soils, storm water and wetland enhancements.

COMMUNITY CENTER AT SANDERS BEACH

City of Pensacola
Pensacola, Florida

- Size:** 18,000 square feet
- Site Area:** 7.2 acres
- Cost:** \$ 4.4 million
- Completion:** Summer 2009
- Description:** New community center to replace one destroyed by Hurricane Ivan, including auditorium, kitchen, meeting rooms, offices, and recreational facilities. Site work included pile supported structure for hurricane resistance.



1. Concept Sketch of Community Center at Sanders Beach
2. Construction Photo of Sanders Beach from May 2009

COMMUNITY MARITIME PARK PROJECT
STAFF/TEAM QUALIFICATIONS AND EXPERIENCE

1. f. Previous Successful Projects of Similar Scope...

FIRST BAPTIST CHURCH CAMPUS

Pensacola, Florida

Size: 90,000 square feet

Site Area: 6 City Blocks

Cost: \$15 million

Completion: Spring 2008

Description: Urban renovation and addition project for pre-school education wing, new chapel, auditorium, kitchen, youth center and gymnasium. Site work included road closure, utility relocations and storm water design.



CATHOLIC HIGH SCHOOL FOOTBALL & BASEBALL STADIUMS

Diocese of Pensacola/Tallahassee

Pensacola, Florida

Size: approximately 400 seats

Cost: \$1 million

Completion: Fall 2004

Description: Expansion of the stadium to provide for guest seating, locker room improvements, dugout renovations and press box installation for the high school facility.



First Baptist Church of Pensacola

COMMUNITY MARITIME PARK PROJECT
STAFF/TEAM QUALIFICATIONS AND EXPERIENCE

1. f. Previous Successful Projects of Similar Scope...

DIOCESE OF PENSACOLA/TALLAHASSEE

Escambia, Santa Rosa, Okaloosa, Walton and Leon Counties

Size: Projects varied from 400 seats to 1200 seats.

Site Area: Typical sites were approximately 8 acres.

Cost: Approximately \$50 million to date.

Completion: Projects between 1991 and 2009.

Description: New churches, parish halls, education facilities and facilities on various sites in five counties, including parking and storm water systems.

TATE HIGH SCHOOL BASEBALL STADIUM

Escambia County School District

Cantonment, Florida

Size: 300 seats

Cost: \$ 950,000

Completion: Fall 2008

Description: Renovations and additions to the baseball facility after damages caused by Hurricane Ivan for the competitive Tate High School baseball program.



1. *St. Sylvester Catholic Church Construction Photo*
2. *St. Sylvester Catholic Church Completed August 2008*

CONSTRUCTION OWNERS REPRESENTATIVE



COMMUNITY MARITIME PARK PROJECT
 STAFF/TEAM QUALIFICATIONS AND EXPERIENCE

1. f. Previous Successful Projects of Similar Scope...

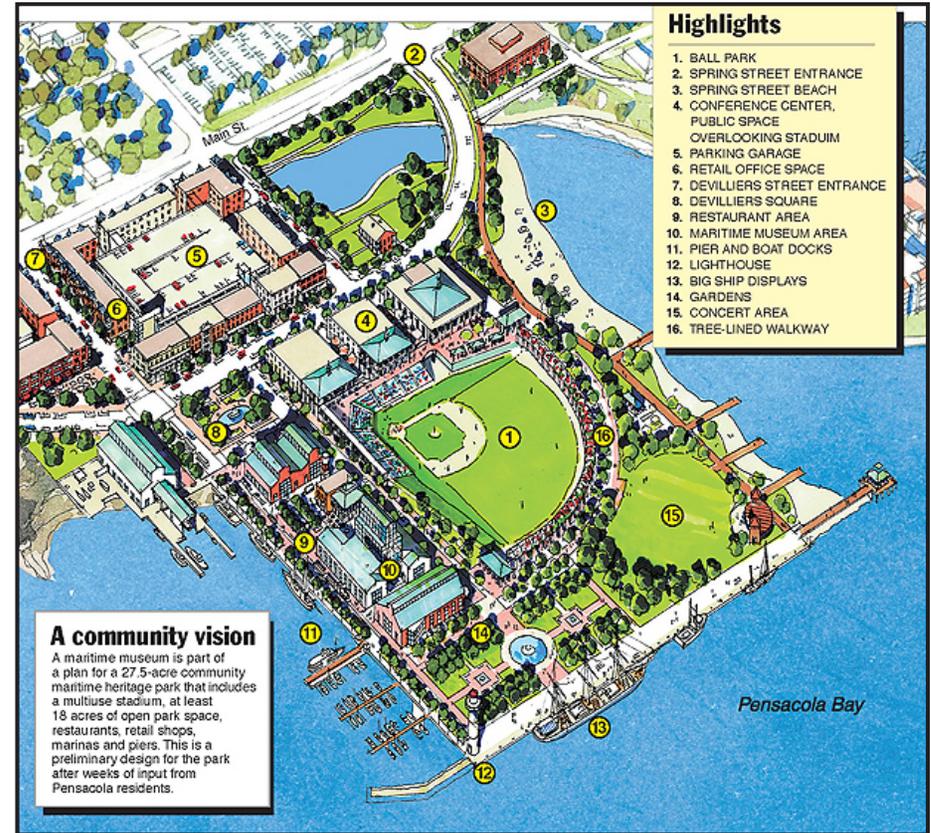
COMMUNITY MARITIME PARK

(Fabre Engineering and Entrix, Inc. Project Experience)
 Community Maritime Park Associates
 Pensacola, Florida

Size: 31.4 acres
Cost: \$38 million (est.)
Completion: 2011
Description: Design, construction documents and specifications, and environmental permit approval for the CMP project as members of the Design Criteria Project Team.

SACRED HEART HOSPITAL (Mr. Holman Management Experience)

Pensacola, Florida
Size: Multiple projects totaling approximately 224,000 square feet
Site Area: Campus approximately 20 acres
Cost: \$29 million
Completion: 1994 thru 1998
Description: Various renovation and addition projects for hospital functions. The north and south additions were completed as well as parking, mechanical and laundry/warehouse.



Concept Design and Site Plan for Community Maritime Park

COMMUNITY MARITIME PARK PROJECT
STAFF/TEAM QUALIFICATIONS AND EXPERIENCE

1. g., h., & i. Experience with Contract Negotiation and Administration and Job Site Safety in Urban Environments...

Referring to the City Project Map, many of our completed projects are in the downtown Pensacola urban core, requiring a sensitive approach to Job Site Management. Many projects were interim renovation projects including the Pensacola Cultural Center, Old Christ Church, the Saenger Theatre Lobby and the renovations to the Pensacola Civic Center to accommodate the Ice Pilots ice floor and hockey support facilities. All of the projects require contract negotiation, and administration for these institutional clients. Please contact any of the references below for verification of our qualifications.

Mr. Bill Greenhut

850-433-5421
Greenhut Construction Company
23 South "A" Street
Pensacola FL 32501

Dr. Ken Ford

850-202-4400
Florida Institute of Human
and Machine Cognition
40 South Alcaniz Street
Pensacola, FL 32501

Mr. Ron Peacock

850-469-5652
Escambia County School District
30 East Texar St.
Pensacola, FL 32503

Bishop John Ricard

850-432-1515
Diocese of Pensacola/Tallahassee
11 North "B" St.
Pensacola, FL 32501

Mr. Richard Miller

251-964-4502
Steelwood Ltd.
P.O. Box 469
Loxley, AL 36551

Mr. Richard Brosnaham

850-595-5985
West Florida Historic Preservation, Inc.
P.O. Box 12866
Pensacola, FL 32576-2866

Mrs. Regina Barrow

850-433-5361
First Baptist Church of Pensacola
500 North Palafox Street
Pensacola, FL 32501

Mr. Douglas Lee

850-595-3882
Saenger Theatre
118 South Palafox Place
Pensacola, FL 32502



Christ Church Bell Tower Restoration

COMMUNITY MARITIME PARK PROJECT
STAFF/TEAM QUALIFICATIONS AND EXPERIENCE

1. j. Non-Profit Experience and Institutional Clients...

More than 70% of projects completed and underway by our Project Team are for institutional clients. These include those a variety of religious organizations as well as for the City of Pensacola, Escambia County Commission, the Escambia County School District, the University of West Florida and other governmental and not for profit agencies.

CITY OF PENSACOLA

The Sanders Beach Community Center is nearing completion and is a water-front project constructed after Hurricane Ivan with assistance from FEMA. Construction methods are similar to that of the CMP water front location. QG Architects assisted The City Manager and Staff in a contract and price negotiation process that ultimately achieved a contracted cost of approximately \$1 million under the budget. *Other important City of Pensacola projects include:*

- Port Administration Building**
- Osceola Country Club House**
- Saenger Theater Lobby Renovations**
- Energy Services of Pensacola**

ESCAMBIA COUNTY BOARD OF COUNTY COMMISSION

The Old County Courthouse is one of the oldest Courthouse buildings in the State of Florida and interior restoration is nearing completion. The grand, two story, main entrance lobby will provide gallery and reception space and the upper level old courtroom will remain for public use, all with restored architectural features. QG Architects is well known in the State for historic preservation projects. *Other important Escambia County projects include:*

- Ice Floor Installation Pensacola Civic Center**
- Pensacola Beach Fire Station**
- Escambia County Archives Addition**
- ECAT Lobby Addition**
- Five Prototypical County Volunteer Fire Stations**
- McDavid Community Center**
- Walnut Hill Museum**



Construction Photo of Pensacola Beach Fire Station



COMMUNITY MARITIME PARK PROJECT
STAFF/TEAM QUALIFICATIONS AND EXPERIENCE

1. j. Non-Profit Experience and Institutional Clients...

ESCAMBIA COUNTY SCHOOL DISTRICT

The New Downtown Elementary School will be the first School District facility to achieve LEED certification. The 800 student unit school will promote technology and world languages and will be constructed on a west side parcel, replacing two obsolete elementary schools. QG Architects was awarded this contract based on its planning innovative concepts to promote education.

Other important School Projects include:

- Tate High School Baseball Stadium**
- Tate High School Art Building**
- Catholic High School Football Stadium**
- Prototypical Recreation Facility (8 school installations to date)**
- Tate High School Art Building**
- Catholic High School Media Center**
- Science Labs for four Schools**



WEST FLORIDA HISTORIC PRESERVATION BOARD

Mr. Quina has served as a Board Member of the WFHPB since 1999 and has provided many services for the Board on a “pro-bono” basis, including the Historic Village Master Plan working with Mr. Ray Gindroz. These projects have helped to make Historic Pensacola Village an attraction for over 100,000 visitors each year. Several projects have earned State Preservation Awards.

Other important WFHPB projects include:

- Old Christ Church Restoration**
- Pfiefer House Restoration**
- L&N Terminal Restoration**
- McMillan House Relocation/Restoration**
- Shotgun House Relocation/Restoration**



- 1. Indoor/Outdoor Play Area for Ensley Elementary School*
- 2. Florida Public Archaeology Network at the L & N Terminal*

CONSTRUCTION OWNERS REPRESENTATIVE



COMMUNITY MARITIME PARK PROJECT
 STAFF/TEAM QUALIFICATIONS AND EXPERIENCE

1. j. Non-Profit Experience and Institutional Clients...

UNIVERSITY OF WEST FLORIDA

Offices of the President, Provost and Vice-Presidents
 Campus Service Architect for two terms
 Institute for Human and Machine Cognition
 Florida Public Archaeology Network

DIOCESSE OF PENSACOLA TALLAHASSEE

Monsignor James Amos Pastoral Center
 Six New Churches
 Seven Addition/Renovations to Churches
 Eight Parish Halls

PENSACOLA LITTLE THEATRE/PENSACOLA CULTURAL CENTER
 BOARD OF TRUSTEES

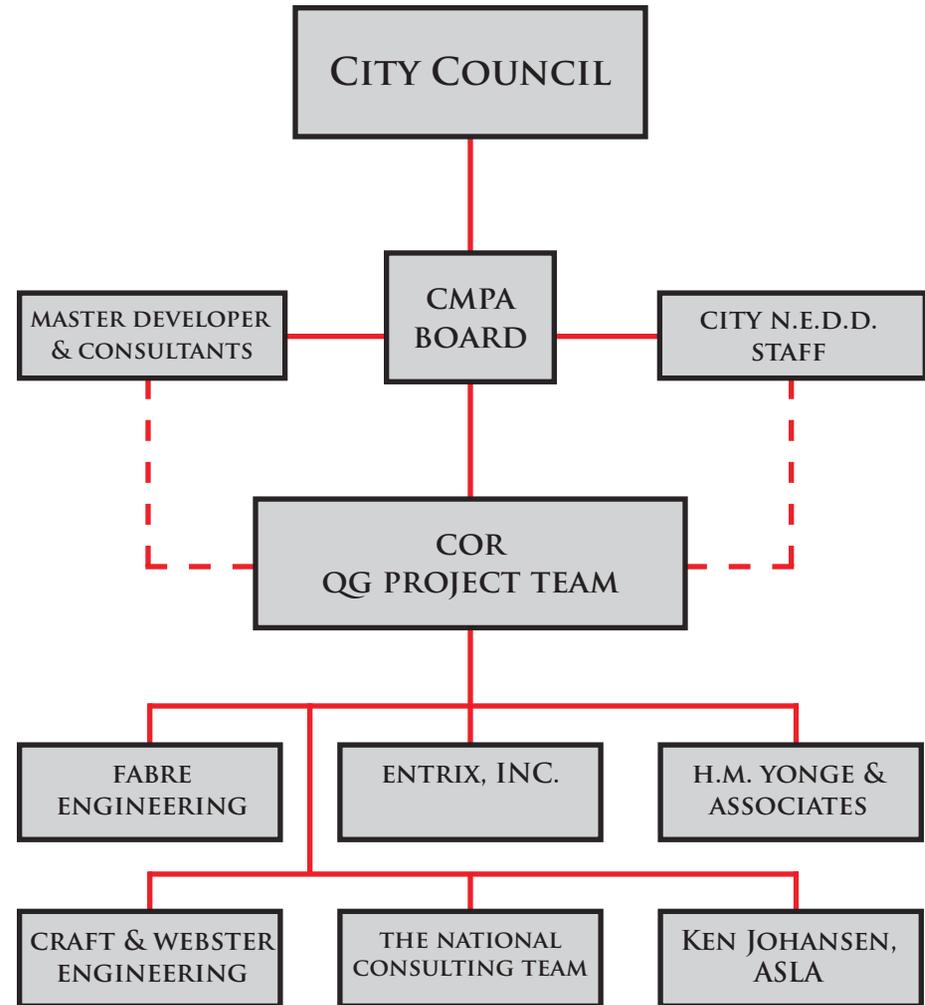
Pensacola Cultural Center Restoration

PENSACOLA MUSEUM OF ART BOARD OF TRUSTEES

Renovation and South Entrance

*1. k. Experience in Cost Saving, Value Engineering, and
 On-Time, Quality Construction...*

Our Project Team prides itself on making projects happen. With priority listings Phasing Approach, Efficient Planning, use of proper materials, and fully understanding the clients needs and desire, have resulted in numerous completed projects, on-time and on budget. Our recent experience using our value finding methodology resulted in the **Community Center at Sanders Beach** bidding at approximately \$1 million under budget. This project is scheduled for completion in July. Please refer to the following section, *Scheduling, Budget and Communications.*



ORGANIZATIONAL CHART

COMMUNITY MARITIME PARK PROJECT
SCHEDULING, BUDGETING, AND COMMUNICATIONS

2. a. Current Workload and Commitment of Key Project Staff...Availability to the Project

Community Center at Sanders Beach	Under Construction
Multi-Purpose Room and Covered Play Area for Holm Elementary	Under Construction
Multi-Purpose Room and Covered Play Area for Scenic Heights Elementary	Under Construction
First United Methodist of Niceville Children's Building	Under Construction
Pensacola Beach Fire Station	Under Construction
Old Escambia County Courthouse	Under Construction
Journey- Master Planned Community	Construction Documents
Wesley-Abbey/North Entrance	Construction Documents
Various Parks and Recreation Facilities for the City of Pensacola	Construction Documents
New Downtown Elementary School	Design Development
Scenic Hills Church of Christ	Master Plan

2. b. Availability and Effectiveness...

Mr. Quina, Mr. Grundhoefer, and Mr. Holman are committed, capable, and available to meet all of the requirements of the Community Maritime Park Project. Our past experience suggests that the time commitment will vary depending on the project phase, but may average approximately 20 hours/week for the project duration.

2. c. & f. Ability to Meet Project Schedules and Budgets...

<i>Project</i>	<i>Est. Cost/Completion Date</i>	<i>Actual Cost/Completed</i>
Saenger Theatre Renovations	\$1,200,000 Sept. 1995	\$1,200,000 Sept. 1995
Hillcrest Baptist Church	\$5,000,000 Jan. 2003	\$3,500,000 Jan. 2003
Msgr. James Amos Pastoral Center		
Diocese of Pensacola/Tallahassee	\$3,500,000 Feb. 2003	\$3,400,000 Feb. 2003
Library for Catholic High School	\$2,000,000 Jul. 2001	\$1,800,000 Jul. 2001
Fellowship Hall/Classrooms/Renovations		
First Baptist Church -Pensacola	\$6,000,000 Mar. 2002	\$5,800,000 Mar. 2002
Community Life Center		
First United Methodist Niceville	\$4,800,000 Nov. 2003	\$4,800,000 Nov. 2003
Community Center at Sanders Beach	\$5,200,000 Jul. 2009	\$4,000,000 Jul. 2009

COMMUNITY MARITIME PARK PROJECT
SCHEDULING, BUDGETING, AND COMMUNICATIONS

2. e. Ability to Evaluate Productivity and Coordinate Projects of Similar Size, Scope, and Cost...

Appropriate project management requires daily observation and control of communications, directions, contracts and changes. Productivity yields timely results that meet budget goals and we have demonstrated an ability in past projects for works that are equivalent to the Community Maritime Project Scope and Cost. We have assembled a Project Team with skills, experience and knowledge of the project and the process to accomplish all tasks outlined in the Scope of Work.

2. g. Ability to Ensure Quality Requirements Throughout Project...

Quality Control Engineering will be provided by all team members. Specification review, product submittals, samples and material test reports will be reviewed to ensure quality and compliance. On site observation will include digital photography, field reports and appropriate follow up to guaranteed construction standards and material installations. Long term maintenance is an important concern for all of our clients and quality control results in longevity of function and ease of maintenance and operation.

2. h. Ability to Demonstrate Verbal and Written Report Skills...

Clear, concise and understandable communications of project programs is key to being an effective CMPA Owners Representative and for appropriate public relations. Most of our past project experience resulted from fund-raising and awareness campaigns that required media releases and public speaking. We are very comfortable as public representatives for the Community Maritime Park Association.

GUIDING PRINCIPLES for
COMMUNITY MARITIME PARK

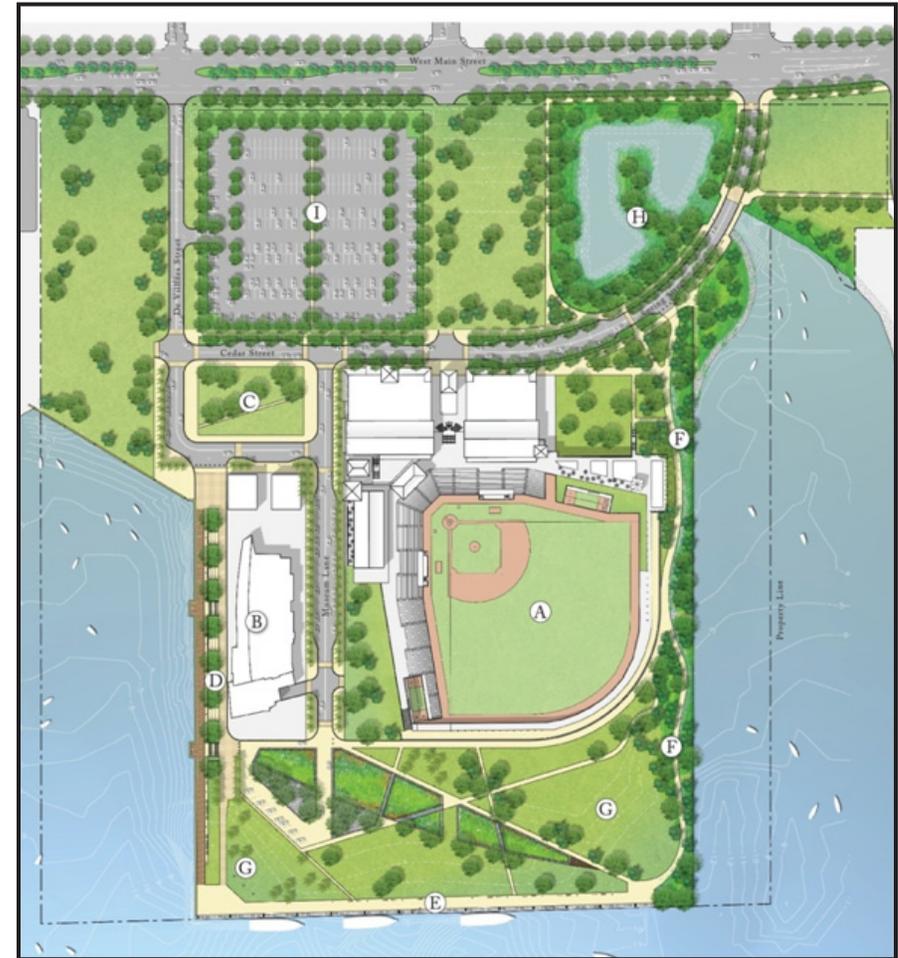
- 1. Provide a focus of civic life for the entire City.*
- 2. Build a Keystone that brings together diverse communities.*
- 3. Bring the Waterfront to the City and the City to the Waterfront.*
- 4. Create a diverse range of public spaces along the Waterfront.*
- 5. Create an active waterfront with a diverse range of uses.*
- 6. Celebrate Pensacola's unique character.*
- 7. Celebrate Pensacola's history.*
- 8. Balance public uses with private development.*
- 9. Create a framework of public access and open space.*
- 10. Provide buildings with uses that animate the public spaces.*

COMMUNITY MARITIME PARK PROJECT PROJECT APPROACH AND SERVICES TO BE PROVIDED

Unique to the Community Maritime Park Project, the CMPA Board and the City of Pensacola are acting as Owner without the benefit of a contract with an Architect, which typically provides most of the services described in the scope of work for the COR Request for Qualifications. In this case, the Architect and General Contractor are to be contracted by the Master Developer of the Phase 1 Public Improvements. In order for the CMPA Board and City Staff to receive professional guidance throughout the pre-construction and construction phases of this important community project, the role of the Construction Owners Representative has been created.

The QGA Project Team intends to meet all of the needs listed in Section B, Scope of Services Required and will carry out the execution of these tasks by creating a CMPA Project Office. The CMPA Office will be the central depository for all things related to the project and will function as a meeting place as well as the office for the CMPA COR Project Manager. The Office will consist of a conference room, an administration area and space for display of marketing materials, progress reports, project files and schedules.

Once contracted for as the Construction Owners Representative, the QGA Project Team will review and analyze all documents provided by the CMPA Board and the City Staff. These will include the Design Criteria, the Master Developer Agreement, statement of funding sources, preliminary project schedule, and any additional information provided to us by the Staff, the Master Developer or design and engineering consultants. This analysis will be accomplished with the goal of establishing a concise Priority List for the Phase 1 Public Improvements, which will be used throughout the project to determine an objective way to review changes, additions or deletions. The Priority List will be helpful as project costs and scope of work are finalized. The objective is to insure that public funds are being expended on capital improvements that meet the needs of the CMPA Board, City Staff and our Community.



Phase One Site Plan of Community Maritime Park



COMMUNITY MARITIME PARK PROJECT PROJECT APPROACH AND SERVICES TO BE PROVIDED

We will rely on two members of the Project Team with extensive previous experience with the site and project requirements, **Phil Philips, PE, Fabre Engineering** and **Debbie Malonski, Entrix, Inc.** Both were members of the Design Criteria Team and were responsible for all boundary and survey work, civil engineering design, storm water collection and treatment systems, and construction documents for the site preparation package which is the basis for the work of the Master Developer. The two were instrumental in securing COE and FDEP permits which resulted in the dredge and fill permits allowing for approval of the Master Plan. Their continuation as part of the Owners Representative Project Team will be invaluable to the City and to the CMPA Board.

Following the Scope of Work during the pre-construction phase, the QGA Project Team will schedule a series of meetings convenient with all parties, to review, recommend and discuss design and contract issues as they arise. A master schedule will be created such that landmark decisions can be made accordingly. Reports of these meetings will be prepared by the QGA Project Team and will be provided to all parties, included the Master Developer Team, the CMPA Board and City Staff. The result of these meetings will be the Guaranteed Maximum Price Contract and Final Project Construction Schedule for final review and execution by the CMPA Board and City Council.

During these preliminary meetings, Our Team will recommend that a number of committees be formed to allow for better communications and use of the expertise on the CMPA Board. These committees may include, but are not limited to the following:

- **Finance and Contract Committee**
- **Schedule and Budget Committee**
- **Site and Permits Committee**
- **Landscape and Hardscape Committee**
- **Stadium Committee**
- **Operations and Maintenance Committee**

Once final construction documents are reviewed and accepted and site and building permits are issued, the QGA Project Team will maintain these documents in the CMPA Office, along with other presentation documents made available by the Master Developer or consultants. The Office will be available for meetings with the Master Developer, Contractor, Consulting Architects and Engineers as well as members of the CMPA Board and City Staff. All correspondence will be submitted through this office including Progress Reports, Pay Applications, material selections and submittals, Change Order requests, requests for additional information and other documents pertinent to the construction phase.

COMMUNITY MARITIME PARK PROJECT
PROJECT APPROACH AND SERVICES TO BE PROVIDED

On a daily basis throughout the construction phase, our Project Manager, **Mr. Bill Holman**, will communicate with the Master Developer Construction Team. A weekly site construction meeting will be held and meeting notes will be prepared for each. When needed, **Mr. Holman** will call on the input from other members of the Project Team. He will coordinate threshold inspections and field testing and will share the results in a daily log system. For distribution to the CMPA Board and the City of Pensacola, a bi-weekly Progress Report will be prepared. The Progress Report will include information regarding work completed, work proposed in the near term, updated schedules, pay applications, change requests, contractor communications, inspection reports, and other pertinent data.

As the Phase 1 Public Improvements project is completed, the QGA Project Team will review all warranty and close out documents and will organize the complete set of as-built drawings, project files and material samples to be retained so that this information may be archived for future reference by the CMPA and City Staff. Assistance in initial operations and preparation of maintenance routines and schedules will also be provided as we look forward to a well used and enjoyed public facility.



Ultimate Site Plan of Community Maritime Park

COMMUNITY MARITIME PARK PROJECT
PROJECT APPROACH AND SERVICES TO BE PROVIDED



Aerial View of Community Maritime Park Site

A Small Business Enterprise...

Quina Grundhoefer Architects, is an established Pensacola architectural firm. Since 1984, we have provided professional service to the community and have maintained strong financial stability. **QGA** is a registered **SBE** with the **City of Pensacola**.

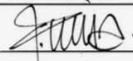
A Local Business Enterprise...

Quina Grundhoefer Architects, is an independently owned and operated business in the **325 zip code area**.

52.209-6 FAR Protecting the Government's Interest When Subcontracting with Contractors Debarred, Suspended, or Proposed for Debarment

1. The Government suspends or debar Contractors to protect the Government's interests. The Contractor shall not enter into any subcontract in excess of \$25,000 with a Contractor that is debarred, suspended, or proposed for debarment unless there is a compelling reason to do so.
2. The Contractor shall require each proposed first-tier subcontractor, whose subcontract will exceed \$25,000, to disclose to the Contractor, in writing, whether as of the time of award of the subcontract, the subcontractor, or its principals, is or is not debarred, suspended, or proposed for debarment by the Federal Government.
3. A corporate officer or a designee of the Contractor shall notify the Contracting Officer, in writing, before entering into a subcontract with a party that is debarred, suspended, or proposed for debarment (see FAR 9.404 for information on the Excluded Parties List System). The notice must include the following:
 - A. The name of the subcontractor.
 - B. The Contractor's knowledge of the reasons for the subcontractor being in the Excluded Parties List System.
 - C. The compelling reason(s) for doing business with the subcontractor notwithstanding its inclusion in the Excluded Parties List System.
 - D. The systems and procedures the Contractor has established to ensure that it is fully protecting the Government's interests when dealing with such subcontractor in view of the specific basis for the party's debarment, suspension, or proposed debarment.

Company Name: Quina Grundhoefer Architects, P.A.

Authorized Signature: 

Printed Name: Carter B. Quina

Date: May 27, 2009

AC# 4196972 STATE OF FLORIDA
 DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
 BOARD OF ARCHITECTURE & INTERIOR DESIGN SEQ# L08123001237

DATE	BATCH NUMBER	LICENSE NBR
12/30/2008	080302616	AA0002458

The ARCHITECT CORPORATION
 Named below IS CERTIFIED
 Under the provisions of Chapter 481 FS.
 Expiration date: FEB 28, 2011

QUINA GRUNDHOEFER ROYAL ARCHITECTS, PA
 400 WEST ROMANA STREET
 PENSACOLA FL 32501

CHARLIE CRIST GOVERNOR DISPLAY AS REQUIRED BY LAW CHARLES W. DRAGO SECRETARY

AC# 4196912 STATE OF FLORIDA
 DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
 BOARD OF ARCHITECTURE & INTERIOR DESIGN SEQ# L08123001177

DATE	BATCH NUMBER	LICENSE NBR
12/30/2008	080302617	AR0010238

The ARCHITECT
 Named below IS LICENSED
 Under the provisions of Chapter 481 FS.
 Expiration date: FEB 28, 2011

QUINA, CARTER B
 400 W ROMANA ST
 PENSACOLA FL 325013812

CHARLIE CRIST GOVERNOR DISPLAY AS REQUIRED BY LAW CHARLES W. DRAGO SECRETARY

AC# 4196859 STATE OF FLORIDA
 DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
 BOARD OF ARCHITECTURE & INTERIOR DESIGN SEQ# L08123001124

DATE	BATCH NUMBER	LICENSE NBR
12/30/2008	080302618	AR0013432

The ARCHITECT
 Named below IS LICENSED
 Under the provisions of Chapter 481 FS.
 Expiration date: FEB 28, 2011

GRUNDHOEFER, DANIEL M
 400 W ROMANA ST
 PENSACOLA FL 32501

CHARLIE CRIST GOVERNOR DISPLAY AS REQUIRED BY LAW CHARLES W. DRAGO SECRETARY



AC# 3966818

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L08090201046

DATE	BATCH NUMBER	LICENSE NBR
09/02/2008	087012665	CGC1504435

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2010

HOLMAN, WILLIAM PAUL
DETAILED BUILDERS LLC
2513 ROSEDOWN DR
CANTONMENT FL 32533

CHARLIE CRIST
GOVERNOR

CHARLES W. DRAGO
SECRETARY

DISPLAY AS REQUIRED BY LAW

AC# 3310868

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L07072700661

DATE	BATCH NUMBER	LICENSE NBR
07/27/2007	078013208	QB23376

The BUSINESS ORGANIZATION
Named below IS QUALIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2009
(THIS IS NOT A LICENSE TO PERFORM WORK. THIS ALLOWS
COMPANY TO DO BUSINESS ONLY IF IT HAS A QUALIFIER.)

DETAILED BUILDERS LLC
2513 ROSEDOWN DRIVE
CANTONMENT FL 32533

CHARLIE CRIST
GOVERNOR

HOLLY BENSON
SECRETARY

DISPLAY AS REQUIRED BY LAW



QUINA GRUNDHOEFER ARCHITECTS
AND
WILLIAM HOLMAN, GENERAL CONTRACTOR



400 West Romana Street, Pensacola, Florida 32502
(850) 433-5575

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