

BID COVER (Non CCNA)

City of
Gainesville

Procurement Division
(352) 334-5021(main)

Issue Date: April 8, 2022

REQUEST FOR QUALIFICATIONS: #CMGR-220052-DH
Planning, Design Development and Operation of a Cultural Arts Center

PRE-PROPOSAL MEETING: ☒ Non-Mandatory ☐ Mandatory ☐ N/A ☐ Includes Site Visit
DATE: April 22, 2022 **TIME:** 10:30 am
LOCATION: Zoom meeting

QUESTION SUBMITTAL DUE DATE: April 28, 2022 @ 3:00 pm

All meetings and submittal deadlines are Eastern Time (ET).

DUE DATE FOR UPLOADING PROPOSAL May 6, 2022 @3:00pm

SUMMARY OF SCOPE OF WORK:

The City is seeking an experienced consulting firm that specializes in planning, design development and operation of a Cultural Arts Center. The consulting firm will work with the City, external stakeholders and community members to create a vision for a Cultural Arts Center in East Gainesville, including an assessment of site and facility requirements commensurate with the vision.

For questions relating to this solicitation, contact: Diane Holder, holderds@cityofgainesville.org

Bidder is not in arrears to City upon any debt, fee, tax or contract: ☒ Bidder is NOT in arrears ☐ Bidder IS in arrears
Bidder is not a defaulter, as surety or otherwise, upon any obligation to City: ☒ Bidder is NOT in default ☐ Bidder IS in default

Bidders who receive this bid from sources other than City of Gainesville Procurement Division or DemandStar.com MUST contact the Procurement Division prior to the due date to ensure any addenda are received in order to submit a responsible and responsive offer. Uploading an incomplete document may deem the offer non-responsive, causing rejection.

ADDENDA ACKNOWLEDGMENT: Prior to submitting my offer, I have verified that all addenda issued to date are considered as part of my offer: Addenda received (list all) # 1, 2

Legal Name of Bidder: Wannemacher Jensen Architects, Inc.

DBA: Wannemacher Jensen Architects, Inc.

Authorized Representative Name/Title: Jason Jensen, President

E-mail Address: jason@wjarc.com FEIN: 59-3150693

Street Address: 132 Mirror Lake Dr. N., Unit 301, St. Petersburg, FL 33701

Mailing Address (if different): Same as above.

Telephone: (727) 822-5566

Fax: (NA) _____

By signing this form, I acknowledge I have read and understand, and my business complies with all General Conditions and requirements set forth herein; and,

☒ Proposal is in full compliance with the Specifications.

☐ Proposal is in full compliance with the Specifications except as specifically stated and attached hereto.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: 

SIGNER'S PRINTED NAME: Jason Jensen

DATE: May 24, 2022

This page must be completed and uploaded to DemandStar.com with your Submittal.



RFQ #CMGR-220052-DH

May 6, 2022

CITY OF GAINESVILLE
CULTURAL ARTS CENTER



Wannemacher Jensen Architects, Inc.
132 Mirror Lake Dr N Unit 301
St. Petersburg, FL 33701
(727) 822-5566
wjarc.com

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City of Gainesville

May 6, 2022

RE: RFQ #CMGR-220052-DH Planning, Design Development, and Operation of a Cultural Arts Center

**Wannemacher Jensen
Architects (WJA)**

132 Mirror Lake Dr N Unit 301
St. Petersburg, FL 33701
(727) 822-5566
wja@wjarc.com
wjarc.com

Firms Corporate Officers

Jason Jensen
President
jason@wjarc.com
727-308-2711

Type of Business

S Corporation

Members of the Selection Committee,

On behalf of Wannemacher Jensen Architects (WJA), I would like to state our sincerest interest and excitement at the opportunity to provide services for the City of Gainesville for professional design and operation services for a new Cultural Arts Center.

Wannemacher Jensen Architects (WJA) is an interdisciplinary architecture firm that creates engaging spaces for working, living, learning, and playing. Our design methodology is centered on the belief that architecture can inspire positive change and enrich society. With each project and any given set of challenges, we strive to provide creative design solutions that promote community and client ambitions, redefine conventions, and generate purpose driven solutions.

Our capabilities expand beyond architecture to include comprehensive master planning, interior design and design build construction. A unique aspect of our firm is that we have a construction division, WJCreate. As one of the few architecture firms with a dedicated construction division we are capable of providing services from the initial planning phase all the way through construction with a single point of contact.

Since our firm was founded in 1992, we have specialized in quality of life projects for municipalities. With over 50 Community, Cultural and Recreation Center projects and over 75 park projects across the State of Florida we understand the specialized aspects, design, and technical execution of design for all sizes and budgets. Utilizing innovative design solutions, we go beyond the basic requirements to create facilities that uniquely represent and evoke pride from the community.

We are leaders in Florida design of community centers and parks, public plazas, and Museums. Much of our work is placemaking and space creation for projects that celebrate art, culture, and community similar to the Cultural Arts Center. The James Museum in St. Petersburg, the Carter G. Woodson African American Art and History Museum of Florida in St. Petersburg, The Imagine Museum for Glass in Clearwater, the Art Center Manatee, the Foundation for a Healthy St. Petersburg, and the Pier Approach and History Museum for St. Petersburg are among some of the representative projects of WJAs' commitment to quality design and collaborative process necessary to develop a successful project. Many of these projects have been a result of a synergistic relationship between WJA and the Owner based on an understanding of a target budget. Our design efforts often include producing materials for fundraising efforts and developing strategy for project delivery that may include phasing.

WJA has projects with a total construction value near \$80 million in Marion and Alachua counties, including the recently finished CR Kelly Community Center for the City of Gainesville and the renovation and addition to the historic Thelma Boltin Center. In previous years, we completed the Old Fire Station #1 Adaptive Reuse Feasibility Study.

WJA is focused on creating inviting and sustainable public spaces and understands the potential for an integrated cultural experience of this project. We are joined by operations planning firm Sports Facilities Advisory (SFA), whose mission is to improve the health and economic vitality of the communities being served. We believe that our team has the specific cultural experience needed to deliver this project successfully. We hope that you will give our team strong consideration for this project and we look forward to presenting our qualifications in person.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Jensen', is written over a faint, stylized blue line that forms a large, loopy 'J' shape.

Jason Jensen, AIA, LEED AP, President
Wannemacher Jensen Architects, Inc.

Minimum Qualifications

C



Madeira Beach City Center, Madeira Beach, FL

Minimum Qualifications



Wesley Chapel Community Center, Wesley Chapel, FL

History Working with Gainesville

Our team is experienced working with the City of Gainesville and surrounding areas. Having just completed the CR Kelly Community Center as well as working on the Thelma Boltin Cultural Center, we understand the processes and standards of the City.

Demonstrated Experience

WJA has earned a reputation for modern, innovative, community center design over the years. With over 45 community/recreation centers, no other firm in Florida has more community center experience. We understand the specialized aspects, design, and technical execution of Florida parks and recreation design. Our firm has extensive experience on a diverse range of community and recreation center projects of varying size, program and budget. From large 30+ acre sports complexes to stand alone facilities, renovations and additions. Regardless of the size we create cost effective, value-driven spaces, that maximize program and are designed to uniquely represent and grow with the community they serve.

The firm's work has received numerous industry design awards and has been recognized in various international publications for its innovative recreation design. **Largo Community Center**, designed by WJA, received Recreation Management Magazine's Innovative Design Award, APWA Project of the Year - Structures, AIA Environment Sustainability Award, and several publications while being Florida's first Community Center to achieve LEED Platinum Certification.

Surveying and Engineering

Our engineering consultants were suggested to you based upon their successful past experience with the similar projects, our firm, and their local presence. We have completed many projects with these engineering consultants and we have chosen this team because they have consistently produced quality results. Our subconsultants, are all local and small to medium sized like ourselves, providing true principal involvement. They will be a part of the design process from the beginning and stay with the project through close-out.

Public Engagement

Our team has developed a proven process for gathering public input and building support. Our team utilizes different techniques during the programming process and display various program opportunities to engagement public participation and community involvement. Boards for example allow residents to place colored stickers on pictures to express interest or dislike for possible program opportunities. Not only does this process foster active engagement and community-driven decision making it also displays the results in real-time.

Experience

D

Wesley Chapel Community Center, Wesley Chapel, FL

45

COMMUNITY RECREATION
CENTER PROJECTS

75

PARK PROJECTS



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The firm has a broad range of experience across an array of project types and disciplines for private, municipal, and non-profit clients. WJA's capabilities expand beyond architecture to include comprehensive master planning, real estate development, interior design, lighting design and design-build construction. As one of the few architecture firms with a dedicated construction division we are capable of providing services from the initial planning phase all the way through construction with a single point of contact. Our team brings together a variety of professionals from different backgrounds and expertise to holistically address projects from all angles. We carefully consider every design decision and its effect on the big picture to produce the highest quality, optimally functional, cost-effective results.

Our personnel shown in this document are and will be available for work for the Cultural Arts Center project. All are full-time employees. WJA's current workload is moderate and our proposed project team has ample availability and capacity to undertake this project.

WE KNOW

MUNICIPALITIES

WJA has provided services for municipalities for over 25 years. Since the firm was founded our specialty has always been to work with municipalities on Quality of Life projects. **We have worked with over 25 different municipalities throughout the State of Florida on various project types from Recreation Centers and Parks to City Halls, Fire & Police Stations and Government Offices.** We understand the intricacies of working with multiple building users, adhering to strict budgets, making presentations to City Commissions and satisfying various neighborhood concerns.

WE KNOW

COMMUNITY CENTERS

WJA has earned a reputation for modern, innovative, community design. **With over 45 community/recreation centers and 75 parks projects, no other firm in Florida has more community center experience.** We understand the specialized aspects, design, and technical execution of Florida parks and recreation design. Our firm has extensive experience on a diverse range of community and recreation center projects of varying size, program and budget. From large 30+ acre sports complexes to stand alone facilities, renovations and additions. Regardless of the size we create cost effective, value-driven spaces, that maximize program and are designed to uniquely represent and grow with the community they serve.

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YEARS IN BUSINESS:

30 years

SIZE OF FIRM:

36 Employees

SERVICES:

Architecture
Interior Design
Design-Build Construction
Production Design
Real Estate/Development

ADDRESS:

St. Petersburg:
132 Mirror Lake Dr N
St. Petersburg, Pinellas
County, FL 33701
727.822.5566

WEBSITE:

wjarc.com

LICENSE:

AR94244

Similar Projects



CR Kelly Community Center, Gainesville, FL

Owner: City of Gainesville
 Contact: Sarit Sela - City Manager
 352-393-8649
selas@cityofgainesville.org

Schedule: 2022

Budget: \$2.2m

The project is part of the Wild Spaces Public Places program and the park amenities include a new playground, physical equipment, educational garden, water retention pond and a basketball court. We preserved as many of the trees as possible for natural beauty and shade for the users. The center includes work rooms and multi-purpose for community use.



Thelma Boltin Cultural Center, Gainesville, FL

Owner: City of Gainesville
 Schedule: Ongoing
 Budget: \$2.25m

The project is currently being evaluated for renovation or new construction. This multipurpose facility is a public recreation and cultural center facility that serves seniors' activities and special event gatherings of all types. Building program includes new entrance, lobby, and welcome desk, new access to backyard, 2 multi-purpose activity rooms, catering kitchen, and amenity spaces.



ArtCenter Manatee, Bradenton, FL

Owner: Linda Enberg
 Contact: Linda Enberg
 941-773-2625
lindakenberg@gmail.com
 Schedule: Ongoing, Est. Completion 2024
 Budget: \$11.5m

ArtCenter Manatee is located in the heart of Bradenton's urban core. It situates itself amongst a variety of adjacent program, including museums, a performing arts center, and the Bradenton Riverwalk – which is just a five-minute walk to the North. The new ArtCenter pushes the physical structure back from the street, opening up an "Artist's Plaza". This green space becomes a catalyst for artist exposure; it is an exterior market space where artists can present their work to the pedestrian walking by, creating an area of conversation and commerce.

Project Team

E





Jason Jensen, AIA, LEED AP will be the **Principal Architect** for this project. Jason has extensive experience designing municipal architecture with projects ranging from community centers and parks, to city halls, police, and fire stations. His work is highly awarded by various entities and recognized by a long roster of international media. Jason is established as a leader in Florida Parks Recreation design and has been a speaker at several Florida Recreation and Parks Association (FRPA) conferences. He has done specific research into

intergenerational community center planning and programming aimed at maximizing facility usage throughout all hours of the day. A strong advocate for the sustainable design, he led the design efforts for **Largo Community Center**, which was Florida's first Community Center to earn LEED Platinum certification. Jason has served as principal architect for more than 30 parks and recreation projects including more than 10 municipal community center projects.

Education: Masters of Architecture University of Florida, 2001

Experience: 17 years **License/Registration:** AR94244, NCARB #48738, LEED AP

Percentage of time Dedicated: 30%



Lindsay Evans will be the **Project Manager** for the project. Lindsay is a licensed architect with experience in education, commercial, multifamily, institutional, and master planning. As a designer, she specializes in ground-up and renovation projects that strive to challenge the traditional notion of spaces to produce an exceptional result for the user. Prior to joining WJA Lindsay worked at Mesh Architecture designing high-rise and mid-rise urban mixed use buildings including 18-story Bliss

Condominiums, 13-story Salvador condominiums and a 6.7-acre mixed-use masterplan for Madeira Beach with 430 hotel rooms, 35,000 SF of retail, 15,000 SF of restaurant space, 90 condominium units and a new marina. Prior to joining Mesh, Lindsay worked at SmithgroupJJR focusing on higher institutional, government and commercial projects. She worked on South Quadrant Dormitory, Oakland University Engineering Center, Detroit Athletic Club, and the Boll Family YMCA masterplan.

Education: Masters of Architecture University of Michigan, 2014

Experience: 9 years **License/Registration:** AR

Percentage of time Dedicated: 55%



Sarah Lyons will be the **Project Associate** for the project. Sarah has effectively designed and lead the successful development of multiple project types including residential, educational, recreational, corporate, municipal, and aviation. Her varied work experience gives her the unique ability to generate creative solutions to get project delivered. She enjoys the strategic collaboration and involvement of complex teams to resolve tight project constraints, timelines, and budgets. Sarah

has worked at the offices of Pelli Clarke Pelli, SOM, and HOK after graduating from Rice University and Columbia University. Sarah is a registered architect in Florida and Texas and is a member of the American Institute of Architects and has her LEED AP BD+C certification.

Education: Masters of Advanced Architectural Design, Columbia University, 2014

Experience: 10 years **License/Registration:** AR98487, LEED AP BD+C

Percentage of time Dedicated: 45%



RELEVANT EXPERIENCE:

Largo Community Center

Woodson African American Museum of Florida
ArtCenter Manatee

James Museum

Doral Legacy Park

Madeira Beach City Center (Rec. Center/Park)

Roberts Recreation Center

Morgan Family Community Center & Aquatics

JW Cate Rec. & Aquatics Center

Morningside Recreation Center

NPR Rec. & Aquatics Center

Pompey Park Community Center Master Plan



RELEVANT EXPERIENCE:

Doral Legacy Park

CR Kelly Community Center

Ina A Colen Academy

YMCA Middle School

Phillies Spring Training Complex

Detroit Athletic Club*



RELEVANT EXPERIENCE:

FAST Aquatics

Ocala Community Center

Thelma Boltin Community Center

Ina A Colen Academy

SPC Student Success Center

SUBCONSULTANTS

In order to assemble what we believe is the most experienced community center planning team and one that can holistically address all the services outlined in the RFQ for Gainesville's Cultural Arts Center we have included the following subconsultants:



CAP EX ADVISORY Role: Facility and Program Operations

Cap Ex Advisory Group leads the development of complex capital projects and solves unique operational problems for nonprofits, institutions, jurisdictions, governments and businesses. Cap Ex provides leadership and guidance to minimize financial risk and ease the burden on the overall team. By bundling expertise in architecture, finance, construction, operations, and public policy, Cap Ex develops multifaceted, intricately-financed projects while satisfying a wide range of stakeholders.

Since 2005, Cap Ex has guided hundreds of public, institutional, and nonprofit projects ranging in size from \$500,000 to \$100M.

Cap Ex will support the design team throughout the project. They will be instrumental in the development of market research along with pricing, services, program and staffing strategies for the new center.



Work Plan

F

Work Plan

While every project is unique the processes and steps to delivering a successful project remain relatively constant. The following narratives represent the work plan, collaborative processes, and general approach to providing services to the City of Gainesville.



Madeira Beach City Center, Madeira Beach, FL

Summary of Approach

Our project approach and workplan is thorough and grounded in years of experience working on similar projects. During the feasibility study we will explore numerous options for the new Cultural Arts Center. We will be your partner from beginning to end - carefully considering every decision and its effect on the big picture to produce the highest quality, optimally functional, cost-effective result.

Project Kick-off

Following the award of the project we will promptly organize a meeting with your project team to finalize the scope of work, document project goals and objectives, develop project schedules and establish parameters that will guide the project team throughout the contract's duration. Depending on the project, this time will also be used to identify project stakeholders and other groups that will be instrumental in the design and planning processes. This time will also be used to talk through potential scenarios the city wants to explore and talk through potential roadblocks or opportunities that may be presented.

Communication & Coordination

Our Team knows that coordination is absolutely vital for the success

of any project. We recognize the level of coordination is dependent upon the extent of the proposed design requirements, and we establish a standard protocol to ensure that all interested parties and stakeholders are informed regarding the project status.

Stakeholder Input

Our team understands the importance of consensus building and stakeholder participation. By involving key stakeholders prior to an initial concept plan, the process avoids immediate negativity or objection to a specific element and instead focuses on items that encourage stakeholder participation in the process. The City staff will ultimately have a true feeling of ownership in the project with their input being directly translated into the design from the conception to completion.

Internal Coordination

Our staffing and coordination process begins with selecting the Project Manager that best suits the project based on their experience with the project type and their availability to devote their full attention to the project. To ensure we have the proper support that each project requires, we evaluate our current workload and staffing on a weekly basis. We are then able to easily forecast and adapt to changes in project workload to ensure all projects remain on



Roberts Recreation and Cultural Center, St. Petersburg, FL

schedule.

Cost Control & Estimating

Cost control is integral to the design process from the beginning and will guide every phase of the work. Early decisions during programming and the early design phase meetings have the biggest impact on the budget. It is crucial to create well-documented consensus between the City and WJ at the inception of the design process relating to building square footage, configuration, systems, program, scope and overall project goals.

We take a pro-active stance towards cost adherence. An early development of a cost model, proper contingencies, and straight forward building envelopes and systems are all elements in our constant effort to contain costs within budget. A unique characteristic of our firm is that we also have a construction division, WJCreate, where we provide comprehensive construction management services. This gives our team a thorough understanding of the local subcontractor market, the availability of resources, and design components that effect the bidding and construction process. It also gives us the ability conduct in-house cost-estimates throughout the design process before a contractor is selected. Our local construction management experience allows us to maintain accurate and current cost information and design according to current market conditions.

Programing & Schematic Design

The programming and initial schematic process is the most important phase of any project, so it is important to spend the necessary time and energy during this period. The accuracy and completeness of the program document will ultimately save time and money in the later phases and facilitate a smooth design process.

To kick-off the programming process our team will conduct

meetings with the City to discuss the current and future needs of the department and how Gainesville's development aligns with the departments overall goals. As a way to facilitate conversation, we will use our detailed community center programming documents to talk through items that are specific to Gainesville's needs and wants.

Following an initial meeting with the City to determine general program a large community workshop will be held to gather public input and support for what they wish to see in the Cultural Arts Center development. This process proactively allows residents and facility users to express desires for the park but also brings concerns to the table early. By involving key stakeholders and the community during the initial design the project avoids immediate negativity or objection to specific elements and instead focuses on items that encourages people to buy into the process and participate.

Site Analysis

After the program has been determined an analysis of the site will be done to assure that the site can be developed to meet the needs of the community. During our investigation we will evaluate the current facilities infrastructure, maintenance processes, energy efficiency, spatial considerations and overall building utilization. Documenting any deficiencies of the existing buildings current use and a determination of the overall suitability of renovation, repurposing or expansion. With all things considered we will then develop plans for plausible site expansion and renovation. From this analysis we identify possible opportunity and constraints with the site as well as all the technical information necessary to begin the design of a comprehensive master plan and further develop the site.

Land Use and Building Code Support

The collaborative design process outlined in the Scope of Services will undoubtedly result in a variety of specific facility design ideas as well as site and architectural concept alternatives. It will

be our responsibility to determine the viability of some of these concepts based upon a variety of factors not the least of which is a determination as to their compliance with local, state and federal regulations. Those considerations are reasonably simple to determine, and a review of the local ordinances, the Florida Building Code, ADA and other jurisdictional requirements are issues that we face on every project we design. Where suggested design concepts become critical to the overall project approach we can assist with a determination of possibility of pursuing variances or other methods of relief to allow for the advancement of critically important design concepts.

Each of the alternative design ideas and concepts that are developed as a part of the design process will be reviewed with staff with regards to the following conditions in order to assess whether or not they are worth advancing further:

- Cost
- Permitting implications
- Environmental considerations
- Neighborhood impacts
- Maintenance implications
- Funding opportunities

Master Planning and Design Process

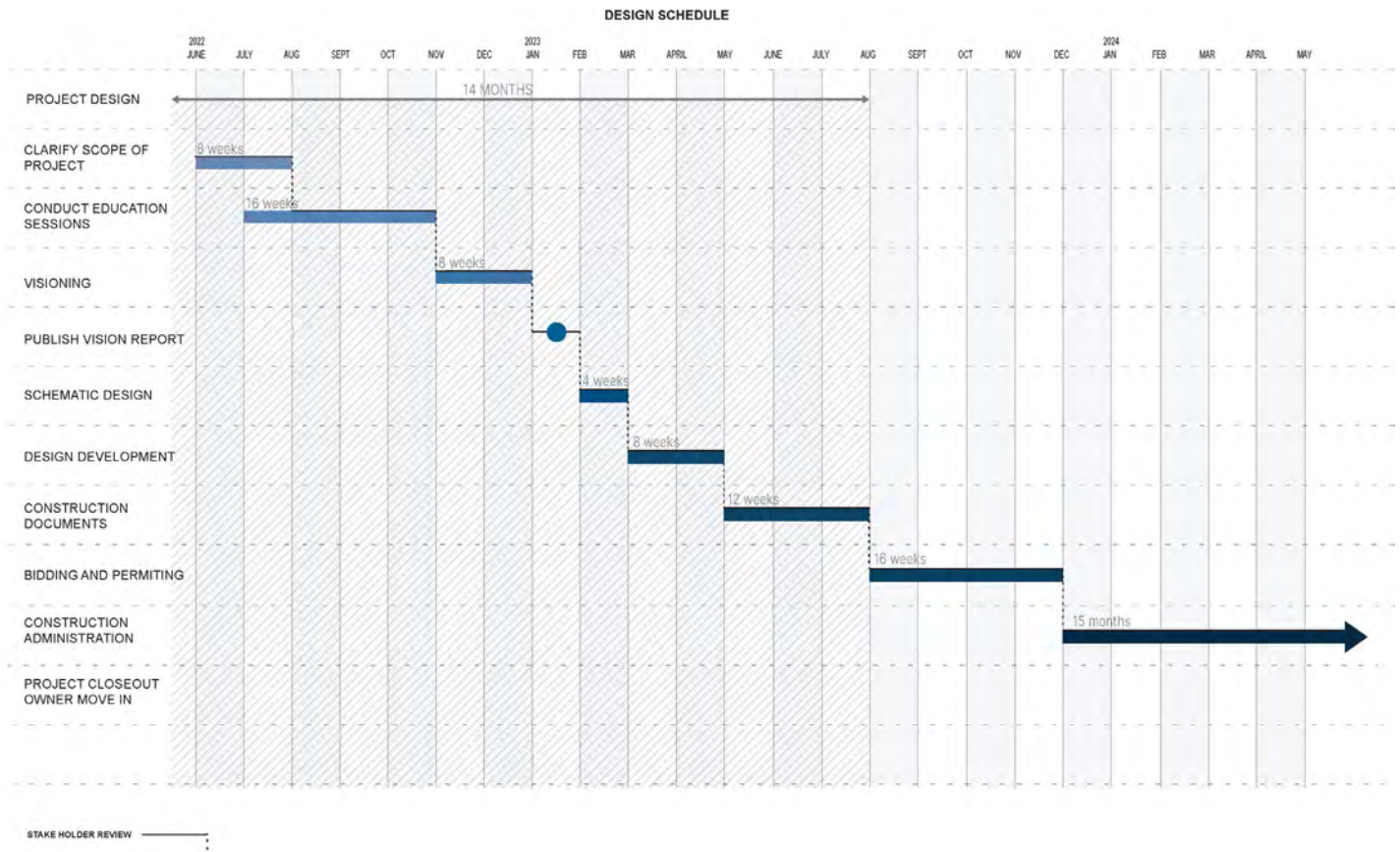
After we have established the program and project goals during the programming and the early stakeholder input process, we begin design. Our design approach is to generate many alternative concepts. Each scheme is then analyzed for its ability to meet the established goals in the most efficient manner. A list of pros and cons are developed covering topics such as accessibility, building efficiency, views, opportunity for growth, operational costs, income opportunities and other important parameters identified earlier in

the process. Illustrative sketches will be developed as necessary to successfully convey the design intent and the complex spatial relationships, scale, and form.

Similar to the programming workshop, these initial concepts will then be reviewed with the stakeholders at an assembly meeting. We will discuss the results from the prior meetings and correlate what we learned from those meetings to the concepts being presented. We will gather further input on these concepts and in collaboration with the city, we will identify elements and concepts that will be carried over into the final plan. After all the facts and opinions have been gathered on the initial concepts the final plan will begin to take shape. Upon completion of schematic design, a cost estimate will be developed, and a comprehensive package will be presented to the City for further approval before continuing.

Project Scheduling

At the beginning of the project, we will generate a project design schedule based upon the input we receive from you, accommodating your milestones dates and using timelines and that we have established based upon our previous experience with similar projects. Below is a draft schedule we have put together based on the information provided in the RFQ. We take pride in creating detailed project schedules at the beginning of a project and are diligent about keeping it up to date. This schedule is then distributed to all design team members and consultants periodically throughout the project. The project is also integrated into our offices internal project calendar system where we can see all project deadlines. This integration allows for us to properly staff each project and forecast our workload to ensure our resources are used where needed to deliver your project on schedule.





Fairway Village Community Center, Largo, FL

WJA typically has a session with all stakeholders to establish a master schedule from design criteria through construction accounting for all design, city, permitting, and construction milestones. WJA then creates a “live” schedule using Microsoft Project. If any task changes duration, then the change will be immediately reflected through the entire schedule. WJA will be extremely proactive anticipating potential speed bumps and ensure that the schedule is met.

Design Coordination with Utilities Companies

As early as the preliminary planning stage of a project, it is important to anticipate and coordinate potential conflicts during construction. Not only is it necessary to understand what might need to be relocated, it is also critical that someone familiar with the construction requirements of all the potential utilities be involved in sequencing and coordinating the moves. Our team begins its coordination process directly with the utility's companies in the design development phase and carries it through to the final construction documents. This task typically ranges between 4-8 weeks.

Interior Design

We provide in-house Interior Design Services for each project. An interior designer is part of every project team and assists the Project Architect/Manager with all things interior related. They research materials, create color boards, assemble materials and finishes,

create furniture packages, and assist in bidding and construction administration.

Long-Term Sustainability

Our team seeks to provide optimal value for both the initial and long-term investment. With this goal in mind the design is continually analyzed for its initial cost of construction and long-term economic sustainability. Generally speaking, municipal funding for facility operations and maintenance has not been keeping pace with the funding of construction of new facilities. Therefore, it is important that new infrastructure is designed to be as low maintenance and durable as possible. We address this issue as a standard part of our approach and will work with you to not only create sustainable facilities but developed strategies to create revenue generating spaces and minimize maintenance and operations costs. A critical component of this analysis is an understanding of the best practices, flexible programming, appropriate materials, efficient building systems and alternative construction methods.

Green Design & Energy Efficiency

WJA has completed eight LEED Certified Buildings, including the country's first LEED Platinum Community Center, Largo Community Center, and we have another two that are currently in the certification process. We have also designed a LEED Gold Fire Station and have utilized Green Globe Certification for several fire station projects. While not every project seeks official certification, we aim

to incorporate “green” design components in every project. In order to provide the optimal value for both initial and long-term investment, sustainable materials are specified, passive cooling strategies are employed, and green systems design – like plumbing efficiency, intelligent lighting, and energy efficient mechanical systems are incorporated into the building design, especially when there is little to no additional first cost. We specify extremely durable materials that are easily maintained, keeping rescue personnel on duty performing their intended job and not on building maintenance.

Smart Building Technology

WJA has extensive experience implementing various types of Smart Building Technologies. Some examples include HVAC control integration for multiple stations operating on one software with data retention and analyzation capabilities, Security Access coordination across multiple stations using a central software database to control and monitor onsite activities, AV/IT integration and hardware specification, smart lighting controls, and solar energy recording for ROI tracking.

Bidding, Permitting & Construction Admin

WJA will assist the city with their RFP/Bid for Construction process as necessary. We will respond to questions from the owner, review proposals, and assisting with bid addenda as necessary. The team that is assigned to the project from the beginning is committed to the project through completion. The project manager involved with the original design continues during construction, attending job site meetings, reviewing shop drawings, responding to phone calls, and answering RFIs. In addition to the regularly scheduled job site meetings, our team will visit the job site periodically to review finishes, observe the quality of work in place and assist in the resolution of a conflict. WJA acts as the client advocate in all

construction matters. We monitor construction progress according to the schedule and review the work in place to ensure that the quality specified is what is delivered.

QUALITY MANAGEMENT

Technology and Software

Problems typically occur on the job site and generally arise out of a lack of properly coordinated consultant drawings. We have embraced Procore, a cloud-based construction management software program. Procore helps to increase project efficiency and accountability by streamlining and mobilizing project communication and documentation. Our project manager, sub-consultants and contractors can all connect to the system allowing us to communicate more efficiently and coordinate more effectively.

This all-in-one construction management software allows the entire team to view, edit, and respond to all project related items at any given time and from any device, including an iPhone. This includes, but is not limited to, project requirements, budget, schedule, meetings (including meeting minutes), submittals at every stage, comments, punchlists, and photographs.

We have embraced a cloud-based computer software program and BIM 3D software called REVIT and collaboration software from Autodesk 360. This enables us to share a single unified model with our sub-consultants in lieu of hundreds of drawings. This results in better coordinated, more technically accurate construction drawings and fewer issues in the field. REVIT has the ability to export to the CAD compatible formats and provides a better tool for overall collaboration and generating cost schedules.

Benefiting from the robust Autodesk AEC collection we also use Enscape, a premium real-time rendering plugin for REVIT. With

WJA Team Member Utilizing Enscape





Ocala Community Center, Ocala, FL

just one click, we can start Enscape and within seconds walk through your fully rendered project where all changes in REVIT are immediately available to evaluate three dimensionally. This allows us to quickly produce 3D visualizations of the project insuring a more complete picture of your project is represented throughout the design process.

During construction, we coordinate BIM software and clash detection with sub-contractors shop drawings and on site construction administration with BIM visualization. The firm has been dedicated to BIM software and delivery for the last decade.

Quality Assurance / Control

Quality control is a meticulous process in our office utilizing the expertise of all the firm's resources. At every major milestone, deliverables go through a rigorous review process by the project's Principal-in-Charge and from senior staff members not currently working on the project. Our team is dedicated to producing documentation that adheres to the highest standards in the industry. As a firm we have earned a reputation for consistently producing quality, comprehensive, and clear drawings that lead to better bids, fewer RFIs and better constructed buildings.

Project Management

Primary contact and accountability will be with project manager, Lindsay Evans. Lindsay will be involved in every aspect of the proposed project. She will ensure that all parties adhere to the budget, schedule, and do not allow scope creep. Any changes in scope will be promptly identified and an estimate would then be submitted to the city for final approval. Each projects assigned Project Manager will oversee all documentation and lead our team of production, and sub-consultants to produce the design documents for the project according to code compliancy and industry standards.

In addition, every project goes through our technical Quality Control team members. This serves as a fresh set of eyes for double-checking details. As our team reviews the drawings for specification information, they are also double-checking details, cross referencing notes and confirming coordination between our drawings and the Consultants plans. Technically correct, well-coordinated documents result in tighter bids and fewer change orders during construction.

Value Engineering

WJA analyzes all the functions of a program, project, system, product, equipment, building, facility, service, or supply of an executive agency, performed by qualified agency or contractor personnel, directed at improving performance, reliability, quality, safety, and life cycle costs.

Proposed Budget and Narrative

G

Fairway Village, Largo, FL

Price Proposal

Due to Chapter 287.055 Laws of Florida (known as the “Consultants Competitive Negotiation Act”), we believe Wannemacher Jensen Architects cannot provide a price proposal at this stage of the competitive process. We will be happy to work with the City after selection to remain in compliance with these policies.

| | |
|------------------------------|----------|
| Hourly Rates | |
| Principal | \$265.00 |
| Architect or Project Manager | \$165.00 |
| Registered Interior Designer | \$150.00 |
| Architectural Associate | \$140.00 |
| Administrative | \$90.00 |

Reimbursable Expenses

Allowable reimbursable expenses include parking, mileage, pre-approved travel, lodging and meals, prints, plots, overnight deliveries, presentation materials, and out of house printing to be invoiced at cost, with no mark-up.

Samples of Relevant Work

H



James Museum, St. Petersburg, FL

CR Kelly Recreation and Resource Center



Location
Gainesville, FL

Start/End Date
2022

Construction Budget
\$2.2m

The project is part of the Wild Spaces Public Places program and park amenities. This project consists of the demolition of the existing the community center and the design and construction of a new community center. Program includes welcome desk and staff office with visibility of lobby and main activity areas, a multi-purpose room with access to the outdoors, activity rooms, computer lab, catering kitchen to support events, storage and janitor rooms, restrooms, game room, street fronting suite, parking with drop off, playground, walking loop, exercise stations, open lawn, educational garden, basketball court, and picnic pavillion. Project just completed permitting and will soon begin construction.



Largo Community and Resource Center



Location
City of Largo, FL

Start/End Date
2010

Construction Budget
\$10m



Largo Community Center is a LEED Platinum Senior Focused community and resource center, providing recreation programs that include an auditorium, art room, game room, and card room. The original community center was devoid of a single window and no exterior green space. Inside, the patrons would try to mingle in a five foot corridor that doubled as a lobby. Although the environment wasn't ideal, there was a wonderful display of kinship shared by the patrons and staff which we wanted to design the new building around. Corridors were eliminated, consolidating all circulation within a large central lobby. This lobby acts as a city square providing the building with a social center. The patrons can now mingle and survey the entire facility together at one time. It is the place to meet and a space to relax between classes.



Floor to ceiling glass was installed throughout the lobby to give patrons the natural light that they had been deprived within the existing building. We ensured that the patrons would have views through the glazing by locating the building around a strand of beautiful Grand Oak trees. A park was created among the trees becoming part of the lobby space, as seen through the expansive glazing. The client requested an interior park-like environment. We took this as an inspiration. The large expanses of glazing and continuity of exterior/interior finishes brings the park inside. Leaves were embedded into suspended resin ceiling panels and an abstract landscape was embedded into the lobby concrete walls. The resulting environment is inviting, uplifting, and promotes involvement of the patrons.

Doral Legacy Park



Location
Doral, FL

Start/End Date
2014-2018

Construction Budget
\$20m



Doral Legacy Park is an 18-acre recreational park and two-story 38,280 S.F. LEED Silver recreation building that will provide the City of Doral with a vibrant social and active space that fosters community development while respecting the boundaries of the residential communities that surround the park. Located on the northern boundary of the City of Doral and divided into two unequal parcels by a collector road, the unique conditions of the site provided an opportunity to explore the concept of a city gateway that weaves the park and the city into a welcoming gesture accentuated by the vibrant activities of the complex. This condition presented a technical challenge that required careful design consideration for program placement and safe passageway above the busy street for the park users and staff. A pedestrian bridge extends from the eastside of the recreation building to provide a safe passage over the busy road that divides the park into two parcels. The program elements were carefully placed to highlight the many activities of the building and park into the street edges to activate interest in fitness and wellness.



The recreation program provides a variety of indoor and outdoor opportunities for active and passive recreational activities for all ages. The recreation building includes a double gymnasium, multi-purpose and activity rooms, and indoor playground. The recreational park includes a civic lawn, band shell, oval shelters, splash pad, outdoor playgrounds, football/soccer fields, softball / baseball field, basketball courts, beach volleyball courts, tennis courts, storage/concession/restroom buildings, walkways and bike paths.

Madeira Beach City Center



Location
Madeira Beach, FL

Start/End Date
2015

Construction Budget
\$10m



This new waterfront City Hall, Fire Station and Recreation Center was designed as a community park complex with civic presence. The buildings were designed for maximum efficiency, while taking advantage of the full waterfront exposure for both the new city hall and recreation center. This project provided the opportunity to weave together large multi-use public space with core civic activity. The highly functional municipal structure blends with parkland to form a community center. It fosters new relationships between public space and public service allowing exterior circulation to be used by all as event spaces. Even the commission chambers can be used by the community for other events. The chamber is purposely extracted from the typical interior location and is exposed as a transparent volume that serves both as a place of civic engagement and as a lantern that invites people to the expansive park and waterfront edge.



The special event spaces are all adjacent to the water and are the centerpiece of the new municipal complex. The City uses these event spaces for music festivals, sports tournaments, holiday festivals, fishing derbies, wedding and even boat parades. The recreation program includes a banquet hall, rentable multipurpose rooms, fitness gymnasium, kitchens, concessions, Baseball/softball fields, basketball courts, playground, band shell stage, and sustainably landscaped park.

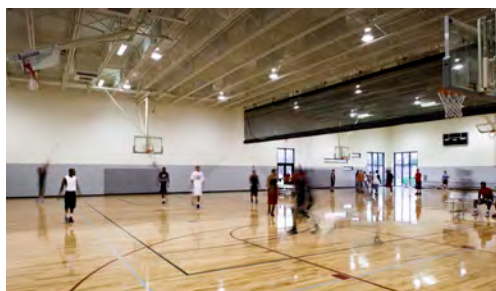
Morgan Family Community Center



Location
North Port, FL

Start/End Date
2008- 2011 (Phase 1), 2019 (Phase 2)

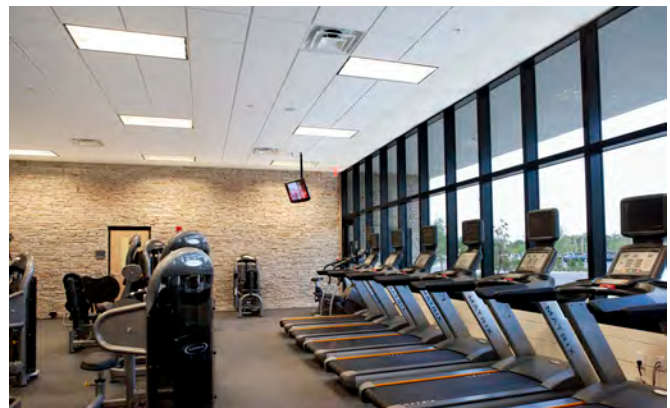
Construction Budget
\$18m



This new 33,300 sf Recreation Center on 42 acres in North Port targets youth activities but was designed with a multi-use facility concept to meet the interests of the entire community. The concept was to bring the outside park setting inside within a mid-century modern architecture vocabulary of large glazed wall areas, organic curved surfaces, natural stone both inside and out, and expansive covered and uncovered exterior program areas. Featured amenities are an expanded gymnasium with 6 basketball backboards, fitness center, dance room, teen lounge, multipurpose room, game room, arts and crafts room, meeting space and outdoor social areas. Substantial time was spent obtaining input from the community, the staff and the City Commission during the programming and conceptual design phases.



The project was completed in two phases. Phase 2 includes Butler Park Pool, an aquatic center, that shares the site with the existing sports facility and Morgan Family Community Center was also completed by WJA. Aquatic amenities include a 25-meter x 25 yard pool, lazy river, leisure pool with spray features, bath house, concession, restrooms, office areas, filtration building, bleachers, shade structures, and site furnishings.



Leepa Rattner Museum of Art



The Leepa-Rattner Museum of Art, MM Bennett Library and Ellis Foundation Art Education Center overlooks a small reflecting lake to maximize community exposure, welcoming both students and the general public. This two-story facility is composed of a museum, art studios, classrooms, an auditorium, and a campus library. The lower level of the facility acts as the service core of the building. The Library consists of an information desk, technology processing, classroom, reading stacks, conference rooms, production workroom, equipment maintenance, and computer support. The Main Gallery, with its low horizontal window, skillfully provides day lighting to the interior spaces without the risk of damage to the artworks. The building's dominant feature, a massive exposed concrete wall, links its remote location to the campus core while serving as the backbone of the building.

Location
Tarpon Springs, FL

Agency
St. Petersburg College

Construction Budget
Est. \$9.2m

Completion Date
2001



Art Center Manatee



Currently in design, this 23,000 sf two story building is a space dedicated to showcasing original artwork and to enhance the visual arts in the County through special events and outreach programs. The Center includes a giftshop, 3 galleries and 7 studios. The artwork in each of the 3 galleries changes monthly to showcase the work of local, regional and national artists. Each studio is dedicated to different teaching classes including: painting, pottery, jewelry, glass, and wood shops for adults and kids. The ArtCenter hosts more than 300 day, evening and weekend art workshops offered for adults throughout the year as well as over 35 classes created specifically for kids between 4-15 years old. They also have local community partners including the School District, Just for Girls, Pace Center for Girls, and Boy Scouts. The existing space hosts more than 3,000 students each year and has an art library of over 3,000 art volumes.

The new building will bring together arts and culture and become a hub for the community. Features of the site include a parking lot with 53 spaces and a plaza area for larger art festivities. The building has an internal covered courtyard that serves as an area for pre-function and breakout spaces for studio workshops and exhibits.

Location
Bradenton, FL

Agency
ArtCenter Manatee

Construction Budget
Est. \$11m

Completion Date
Ongoing



Jacobson Culinary Arts Academy



The Jacobson Culinary Arts Academy is an 11,600 SF freestanding, one-story addition to the Tarpon Springs High School campus-serving students from 9th through 12th grade. The school has grown to more than 300 students and has become recognized as one of the premier high schools teaching restaurant science and the culinary arts.

The facility was designed with a separation of “front of the house” (public spaces) and “back of the house” (student classrooms) with central corridor acting as a simple organizing spine. Transparency is a theme using glass walls throughout the facility allowing a visual flow of almost all spaces. This also allows tours of the facility without disrupting classes, as well as providing a high level of passive security with the ability to easily monitor all spaces. As this facility operates primarily during daylight hours, day lighting plays a strong part. With clear story light washing into the central corridor and kitchens, joyful spaces are created. With the possibility of future expansion, the design incorporated the capability of adding a new dining room, with the current dining room becoming a third kitchen classroom.

Location
Tarpon Springs, FL

Agency
School Board of Pinellas County

Construction Budget
\$3.5m

Completion Date
2009



James Museum of Western Art



The James Museum is the new, permanent home of 400-500 premier works of art selected from the more than 3,000 pieces acquired by Tom and Mary over their 50 years of collecting. The 81,000 square foot museum includes over 30,000 square feet of gallery space; a 2,500 square foot indoor sculpture court throughout a 2-story stone 'arroyo' whose backdrop is an indoor waterfall; a Native American jewelry collection; a 120 seat theater; a 6,000 square foot museum event space, which will support both large events and break-out sessions; a significant catering kitchen; a museum store and café; as well as all of the spaces required to support and operate a 21st century museum of this scale.

In addition to the American, Western and Native American Art Galleries the museum has capacity for educational and collaborative spaces as well as large scale events or small break out sessions. The James Museum has an Educational Department who works with local teachers and schools to provide a variety of visual learning materials. These resources are tailored by grade level ranging from K-12. Content is aligned with Florida's education standards for Visual Arts, Social Studies/US History, and Science. Other programs offered include Youth and Family Programs and Adult Programs.

Through exhibitions and education programs, The James Museum emphasizes core values of the art that moved Tom and Mary during their collecting: action, fortitude, heritage, and integrity. This project was completed by the St. Pete Design group, a joint-venture between Wannemacher Jensen Architects, Harvard Jolly Architecture and Yann Weymouth.

Location
North Port, FL

Agency
City of North Port

Construction Budget
\$18m

Firms Duties
Master Planning, Complete
Architectural & Interior Design
Services

Completion Date
2011 (Phase 1)
2019 (Phase 2)



Required Documents

I



Leepa Rattner Museum of Art, Tarpon Springs, FL

Price Proposal

Due to Chapter 287.055 Laws of Florida (known as the "Consultants Competitive Negotiation Act), we believe Wannemacher Jensen Architects cannot provide a price proposal at this stage of the competitive process. We will be happy to work with the City after selection to remain in compliance with these policies.

DRUG-FREE WORKPLACE FORM

The undersigned bidder in accordance with Florida Statute 287.087 hereby certifies that

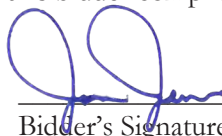
Wannemacher Jensen Architects

does:

(Name of Proposer)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for the drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any 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 any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this bidder complies fully with the above requirements.



Bidder's Signature

May 6, 2022

Date

In the event of a tie bid, bidders with a Drug Free Workplace Program will be given preference. To be considered for the preference, this document must be completed and uploaded to DemandStar.com with your Submittal.

E-Bidding Document - RFQ (Non CCNA) - Page 30 of 33

BIDDER VERIFICATION FORM

LOCAL PREFERENCE (Check one)

Local Preference requested: ☐ YES ☒ NO

A copy of your **Business Tax Receipt** must be included in your submission if you are requesting Local Preference:

QUALIFIED SMALL BUSINESS AND/OR SERVICE DISABLED VETERAN BUSINESS STATUS (Check one)

Is your business qualified, in accordance with the City of Gainesville's Small Business Procurement Program, as a local Small Business? ☐ YES ☒ NO

Is your business qualified, in accordance with the City of Gainesville's Small Business Procurement Program, as a local Service-Disabled Veteran Business? ☐ YES ☒ NO

REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA

Is Bidder registered with Florida Department of State's, Division of Corporations, to do business in the State of Florida?

☒ YES ☐ NO (refer to Part 1, 1.6, last paragraph)

If the answer is "YES", provide a copy of SunBiz registration or SunBiz Document Number (# P92000002451)

If the answer is "NO", please state reason why: _____

DIVERSITY AND INCLUSION (Applies to solicitations above \$50,000)

Does your company have a policy on diversity and inclusion? YES ☒ NO

If yes, please attach a copy of the policy to your submittal.

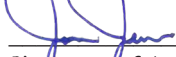
Note: Possessing a diversity and inclusion policy will have no effect on the City's consideration of your submittal, but is simply being requested for information gathering purposes.

Wannemacher Jensen Architects

Bidder's Name

Jason Jensen, President

Printed Name/Title of Authorized Representative



Signature of Authorized Representative

May 6, 2022

Date

This page must be completed and uploaded to DemandStar.com with your Submittal.

E-Bidding Document - RFQ (Non CCNA) - Page 31 of 33

State of Florida

Department of State

I certify from the records of this office that WANNEMACHER JENSEN ARCHITECTS, INC. is a corporation organized under the laws of the State of Florida, filed on November 5, 1992.

The document number of this corporation is P92000002451.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on January 24, 2022, and that its status is active.

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-fourth day of January,
2022*



Randy R. Lee
Secretary of State

Tracking Number: 0542674767CC

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

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

REFERENCE FORM

Name of Bidder: Wannemacher Jensen Architects

Provide information for three references of similar scope performed within the past three years. You may include photos or other pertinent information.

#1 Year(s) services provided (i.e. 1/2015 to 12/2018): 1994 - Ongoing

| | | | |
|-------------------------------|---------------------------------|-------------|-----------|
| Company Name: | <u>City of St. Petersburg</u> | | |
| Address: | <u>One Forth Street North</u> | | |
| City, State Zip: | <u>St. Petersburg, FL 33701</u> | | |
| Contact Name: | <u>Raul Quintana</u> | | |
| Phone Number: | <u>727-893-7913</u> | Fax Number: | <u>NA</u> |
| Email Address (if available): | <u>raul.quintana@stpete.org</u> | | |

#2 Year(s) services provided (i.e. 1/2015 to 12/2018): 2014 - Ongoing

| | | | |
|-------------------------------|----------------------------------|-------------|-----------|
| Company Name: | <u>City of New Port Richey</u> | | |
| Address: | <u>5919 Main Street</u> | | |
| City, State Zip: | <u>New Port Richey, FL 34652</u> | | |
| Contact Name: | <u>Debbie Manns</u> | | |
| Phone Number: | <u>727-853-1021</u> | Fax Number: | <u>NA</u> |
| Email Address (if available): | <u>mannsd@newportricher.org</u> | | |

#3 Year(s) services provided (i.e. 1/2015 to 12/2018): 1997 - Ongoing

| | | | |
|-------------------------------|-----------------------------------|-------------|-----------|
| Company Name: | <u>City of Clearwater</u> | | |
| Address: | <u>100 South Myrtle Avenue</u> | | |
| City, State Zip: | <u>Clearwater, FL 33756</u> | | |
| Contact Name: | <u>Art Kader</u> | | |
| Phone Number: | <u>727-562-4800</u> | Fax Number: | <u>NA</u> |
| Email Address (if available): | <u>art.kader@myclearwater.com</u> | | |

This page must be completed and uploaded to DemandStar.com with your Submittal.

E-Bidding Document - RFQ (Non CCNA) - Page 32 of 33

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Wannemacher Jensen Architects, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☒ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ► _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
132 Mirror Lake Drive N Unit 301

6 City, state, and ZIP code
St Petersburg, FL 33701

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

| | | | | | | | | | | |
|--|--|--|---|--|--|---|--|--|--|--|
| | | | - | | | - | | | | |
|--|--|--|---|--|--|---|--|--|--|--|

or

Employer identification number

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | 9 | - | 3 | 1 | 5 | 0 | 6 | 9 | 3 |
|---|---|---|---|---|---|---|---|---|---|

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign
Here**

Signature of
U.S. person ►

Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

**Wannemacher Jensen Architects
Florida Corporation Registration**

State of Florida Department of State

I certify from the records of this office that WANNEMACHER JENSEN ARCHITECTS, INC. is a corporation organized under the laws of the State of Florida, filed on November 5, 1992.

The document number of this corporation is P92000002451.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on January 24, 2022, and that its status is active.

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

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2022*




Randy Be
Secretary of State

Tracking Number: 0542674767CC

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

**Jason Jensen, President
Qualified Business Agent
Florida Department of Business and
Professional Regulation's License**



Ron DeSantis, Governor

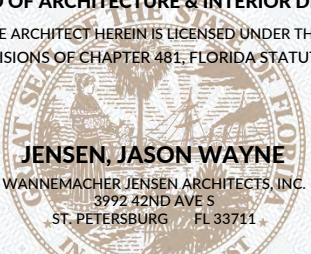
Julie I. Brown, Secretary



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

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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




JENSEN, JASON WAYNE
WANNEMACHER JENSEN ARCHITECTS, INC.
3792 42ND AVE S
ST. PETERSBURG FL 33711

LICENSE NUMBER: AR94244

EXPIRATION DATE: FEBRUARY 28, 2023

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Small Business Certified



Lindsay Evans, AIA



Sarah Lyons, AIA, LEED AP BD+C



Exceptions

Wannemacher Jensen Architects takes no exceptions.

Litigation

To the best of our knowledge, information and belief after reasonable inquiry, there have been no convictions or fines incurred by Wannemacher Jensen Architects or any of its principals for violations of any state or federal law. WJA has had no claims or lawsuits against it have resulted in verdicts against WJA.

All Past and Ongoing Lawsuits

Case Number: 18-020135-CA-01

Acosta Tractors, Inc v. Biltmore Construction Co., Inc.

Status: **Ongoing**

Wannemacher Jensen Architects, Inc. and the City of Doral are parties to a Professional Services Agreement dated May 6, 2014 ("Agreement"). Pursuant to the Agreement, Wannemacher was "to provide architectural, engineering, and interior design services" for the design of the Project.

The Project's Construction Manager, sued the City, in a Third-Party Complaint in an action currently pending in Miami-Dade County, Florida, Acosta Tractors, Inc. v. Biltmore Construction Co., Inc., Case No. 18-020135. The Third-Party Complaint brings claims for damages against the City, arising out of alleged obligations to pay Biltmore in connection with original construction and or repairing of the baseball field.

The City has claimed design flaws by the Civil Engineer under WJA's contract that have resulted in the retention of water in the baseball field, and that Wannemacher defend, indemnify and hold the City harmless for any claims (including but not limited to damages, judgments, attorneys' fees, and costs) against the City in connection with the baseball field, including the claims made in the Third-Party Complaint and any other claims that may be made.

Case Number: 18-004993-CI

Marlene Starr and Ted Starr v. Wannemacher Jensen Architects, Inc.

Status: **Voluntarily Dismissed**

WJA completed interior design services for the 28th floor Fitness Room for Bayfront Tower Condominium. The Plaintiff alleged the new design and expansion created recurring impact noise and acoustical problems within their residence. WJA was not made aware of or contracted by Bayfront to address any structural acoustical conditions. WJA's scope of interior design services related to the 28th Floor Fitness Room was limited to the interior program and did not extend past the face of existing walls and floors. The Plaintiff voluntarily dismissed all claims on 7/9/2021 and the case was closed.

Bid Number CMGR-220052-DH
 Bid Name: Planning, Design Development and Operation of a Cultural Arts Center

NOTE: PART 9 – SAMPLE CONTRACT – Section 8 INSURANCE is revised as follows:

INSURANCE.

A. During the term of this Contract, Contractor shall maintain insurance as follows:

| | |
|---|--|
| Workers' Compensation insurance | providing coverage in compliance with Florida Statutes |
| Professional Liability insurance | <u>N/A</u> |
| Public Liability insurance (other than automobile) consisting of broad form comprehensive general liability insurance including contractual coverage | <u>\$1,000,000</u> per occurrence combined single limit for bodily injury and property damage |
| Automobile Liability insurance | <u>\$500,000</u> per occurrence combined single limit for bodily injury and property damage |
| Property Damage insurance | <u>[N/A]</u> per occurrence combined single limit for bodily injury and property damage |

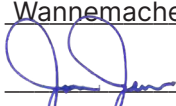
B. Prior to the effective date of this Contract, Contractor shall provide to City a certificate of insurance certifying such insurance and naming City as additional insured and that City will be notified in writing at least thirty (30) days before any such insurance is canceled or materially changed.

C. Insurance must be written by a company licensed to do business in the State of Florida and satisfactory to City.

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 1 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 1 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: Wannemacher Jensen Architects
 BY: 
 DATE: May 6, 2022

Bid Number CMGR-220052-DH
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4. Question: Under RFP Section 4.2 (page 11), the description below item E — Experience states there is a 2-page limit and instructs Proposers to provide project descriptions for three similar projects and reference information for one project. Project descriptions are also required for item I — Samples of Relevant Work (page 12) and a reference form is attached to the solicitation?

Answer: Revised Section D (former section E) - Experience: A description of the firm's relevant experience and capabilities must be provided listing three culturally sensitive projects conducted in the past seven (7) years describing the scope of services provided and the outcome. These projects will be further detailed in section H – Samples of Relevant Work. Current contact information for a project manager or individual familiar with at least one project must be included. Also identify the firm's experience working for local governments. (2-page maximum)

Revised Section H (former section I) – Samples of Relevant Work: Include information on the three culturally sensitive projects referenced in Section D – Experience including data on the proposed and actual impact on visitor experiences (where data is available). (2-page maximum per sample)

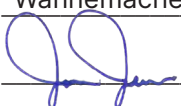
5. Question: Please confirm (a) whether project descriptions and reference information can be duplicated in response to item E; and (b) whether or not the page limit still applies to Section E.

Answer: Please see response to Question 4.

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 2 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 2 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: Wannemacher Jensen Architects
 BY: 
 DATE: May 6, 2022

ADDENDUM #2-2