



[BRAME HECK ARCHITECTS INC.] RESPONSE DOCUMENT REPORT

RFP No. 001-2025

City Hall Feasibility Analysis

RESPONSE DEADLINE: November 15, 2024 at 2:00 pm

Report Generated: Monday, December 9, 2024

Brame Heck Architects Inc. Response

CONTACT INFORMATION

Company:

Brame Heck Architects Inc.

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k.james@brameheck.com

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Kaitlynn James

Address:

606 NE 1st Street
Gainesville, FL 32601

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(352) 372-0425

Website:

www.brameheck.com

Submission Date:

Nov 14, 2024 2:25 PM (Eastern Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Proposal Requirements*

Pass

Did you read through and confirm that you met all of the proposal requirements including in the sections:

Yes

2. Statement of Qualification Document*

Pass

Please upload your COMPLETE Statement of Qualifications

SOQ_RFP-001-2025_Lake_City-_City_Hall_Feasibility_Analysis_-_Brame_Heck.pdf

3. Documents Requiring Notorization*

Pass

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

- [Public Entity Crimes Statem...](#)
- [Drug Free Workplace Certifi...](#)
- [Non-Collusion Affidavit.pdf](#)
- [Conflict of Interest Statem...](#)

Public_Entity_Crimes_-_signed.pdf
Drug_Free_Workplace_-_signed.pdf
Non-_Collusion_-_signed.pdf
Conflict_of_Interest_-_signed.pdf

4. Disputes Disclosure Form*

Pass

Answer the following by selecting which, if any, pertain to your organization. . If you answer "YES", please explain in the Disputes Disclosure Explanation question. If you answer None of the Above, please type "N/A" in the Disputes Disclosure Explanation question.

None of the Above

5. E-Verify Affirmation Statement

Pass

Please download the below documents, complete, and upload.

- [E-VERIFY AFFIRMATION STATEM...](#)

E-VERIFY_AFFIRMATION_STATEMENT_(1)_-_signed.pdf

6. Human Trafficking Affidavit*

Pass

Please download the below documents, complete, and upload.

- [Human Trafficking.docx](#)

Human_Trafficking_-_signed.pdf

PRICE TABLES

Pricing information has not been unsealed yet



November 15, 2024

RFP 001-2025

CITY OF LAKE CITY

REQUEST FOR PROPOSAL

CITY HALL FEASIBILITY ANALYSIS



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COVER LETTER

TAB 0



Bradford County Emergency Operations Center Rendering - Location TBD



November 15, 2024

RFP 001-2025

Proposal for City Hall Feasibility Analysis

Brenda Karr, Procurement Director

The City of Lake City

205 North Marion Avenue

Lake City, FL 32055

karrb@lcfla.com

(386) 758-5407

To Ms. Karr and The Evaluation Committee,

Our team at Brame Heck Architects is pleased to submit this proposal to Lake City for the City Hall Feasibility Analysis. In 2018 Brame Heck completed a Feasibility Study for Columbia County's Administrative Offices. The following year we completed a Programming and Preliminary Design Study for Lake City's City Hall. While no two projects are identical, our firm has a robust background in helping clients choose the appropriate path to satisfy their unique goals and needs. We routinely perform feasibility studies and provide design vignettes for both public and private sector clients with the ultimate goal of providing a built environment that guarantees many years of reliable service.

We are experienced and equipped to prepare feasibility analyses for projects such as yours, including program development, conceptual design, and budget analysis. We also have experience in preparing life cycle cost analyses to assist in decision-making situations where the long-term benefits need to be weighed carefully against the short-term first cost. Your primary liaison at Brame Heck will be President and Principal **Michael Richmond, AIA**. Mr. Richmond has overseen the completion of all Brame Heck Architects' projects since 2016 and has a wide range of pre-design experience on city, county, and state projects throughout North Florida.

Brame Heck Architects and its trusted engineering consultants have the talent, training, experience, and desire to provide prompt, high-quality services on your project. Working together, we look forward to developing a design solution that is rooted in its place, and ready to provide the best possible project for the citizens and staff of Lake City.

Sincerely,

606 NE First Street
Gainesville, FL 32601
352.372.0425
www.brameheck.com

Michael P. Richmond AIA NCARB LEED AP, President
Brame Heck Architects Inc.
m.richmond@brameheck.com
(352) 372-0425

FL Lic. No. AR 91268
NM Lic. No. 6163
OR Reg. No. ARI-5363



Axogen Office Renovation - Gainesville, FL

1 PROJECT TEAM

(1) KEY PERSONNEL

Principal Michael Richmond, AIA, NCARB, LEED AP, will be the City's *project manager* and *primary liaison*. He will serve as Architect of Record and will remain actively involved through all phases and beyond. Mr. Richmond has over 33 years of construction industry experience and 22 years as a licensed architect. He oversees all projects at Brame Heck.

Architect **Joe Garcia, AIA**, prepares project specifications and serves as our in-house building envelope design expert. With over fifty years of experience in the design and construction industry, Mr. Garcia has contributed to building projects for diverse clients such as The Walt Disney Company, the US military, the State University System, and many K-12 Educational clients. He served previously as an Owner's representative for the University of Florida for nine years.

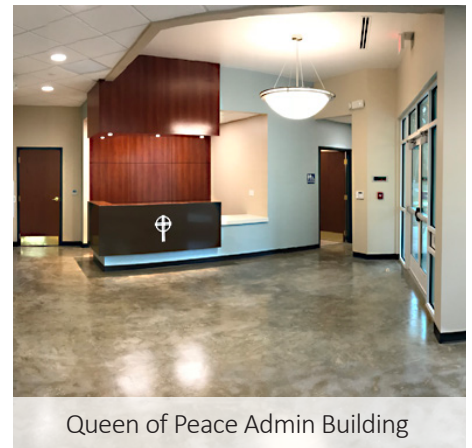
Mike Russell, LEED, AP, BD+C, is our Senior BIM/Revit Specialist and will oversee the production and coordination of the documents. Mr. Russell joined our team over 25 years ago, and throughout his tenure with our office, has worked on numerous government projects. Mr. Russell is also an experienced assistant project manager and will receive his architectural license next year.

Ana Arenas will serve as *Assistant Project Manager* for the City's Feasibility Analysis. She joined our team earlier this year with extensive experience ranging from pre-design studies to construction administration. During projects, Ms. Arenas assists with client focused needs, coordination with subconsultants, and documentation. She will be receiving her architectural license early next year.

BIM Specialist **Veronica Alfonzo** provides invaluable drafting and research support to our team. Her four years of experience with BIM make her an asset to any project.

Ethan White is our talented Architectural Intern with a wealth of material and custom concrete knowledge. He is expected to earn his Master of Architecture next year from the University of Florida.

Chris Gmuer PE, president and founder of Gmuer Engineering, will be retained for civil engineering design services necessary. Mr. Gmuer has 17 years' experience providing professional Civil Engineering Site Design and Land Development services. He has worked closely with the Brame Heck team for several years and is skilled at maintaining budgetary goals, project goals, user needs, and anticipating constructability concerns.



1 PROJECT TEAM

(2) RESUMES



Michael Richmond AIA NCARB LEED AP

Principal / Architect

Email: m.richmond@brameheck.com



Residency

Gainesville, FL

Time Commitment

Full-time

Education and Scholarships

Harvard University Graduate School of Design,

Master of Architecture, 1991

University of Florida, *Bachelor of Design*, 1987

Registrations

Florida Registration No. AR91268

Oregon Registration No. 5363

Professional Organizations

American Institute of Architects

NCARB Member

LEED Accredited Professional

Community

AIA Gainesville Board Member 2017-2024

AIA Gainesville Chapter President 2019

Florida Foundation for Architecture Board Member

2020-present

Prairie Creek Conservation Cemetery Volunteer 2020-

2024

Member of Society of Building Science Educators

2010-present

Alpha Rho Chi Professional Architecture Fraternity

UF Campus Sustainability Committee 2011-2014

AIA Committee on the the Environment (COTE) - Portland

2009-2010

Expertise

Brame Heck Architects 9 Years

Architecture 22 Years

Design 38 Years

Sustainable Design 27 Years

Building Technologies 33 Years

Project Management 30 Years

Construction Admin 30 Years

AutoCAD 36 Years

Revit 15 Years

Publications

"The Second Street Bakery"

Florida/Carribbean Architect, Spring 2007

"Atriums and Energy"

College Planning & Management, July 2010



Principal Michael Richmond, AIA NCARB LEED AP joined Brame Heck Architects in January of 2015, and has led the firm since March of 2016. In that time, he has overseen the completion of well over 100 projects, including dozens of public projects for clients such as Alachua County, Hernando County, the University of Florida, and many other public and private clients. In taking responsibility for carrying forward our firm's legacy of quality design service, he strives to provide exemplary service to our clients, the design profession, and the communities we serve.

Prior to Brame Heck Architects, Richmond's professional experience was primarily with the Gainesville firms of Karl Thorne Associates and Jackson-Reeger Architects, where he honed his skills on large K-12 campus projects in Alachua and Palm Beach Counties, and then as project architect for the new School of Journalism building at FAMU in Tallahassee. He has served as Project Architect on federal projects for the GSA and US State Departments and he is experienced working through every phase of project starting with Feasibility Studies and Programming through construction closeout. He is committed to delivering thorough and prompt responses to all aspects of the projects he is retained for. Mr. Richmond will be the Lead Architect and Project Manager.

Relevant Experience:

Programming & Study for Lake City New City Hall 2019 - Lake City, FL

Lead Architect / Project Manager

Columbia County Administration Offices Study - Lake City, FL

Lead Architect / Project Manager

GRU IT Offices Space Planning Assessment- Gainesville, FL

Lead Architect / Project Manager

Feasibility Study for New Fire Station - Lake City, FL

Lead Architect / Construction Administration

Meridian Behavioral Health Lake City Hospital Study - Lake City, FL

Lead Architect / Construction Administration

Alachua County Budget Inn Prepurchase Due Diligence Report

Lead Architect

Alachua County Budget Inn Conversion - Gainesville, FL

Lead Architect

Alachua County Sunrise Residence Inn Prepurchase Due Diligence Report

Lead Architect

Clay Electric Keystone Heights District Office - Keystone Heights, FL

Lead Architect / Project Manager

City of Gainesville ADA Compliance and Feasibility Studies

Lead Architect

Campus Credit Union Due Diligence Report - Leesburg, FL

Lead Architect / Project Manager

1 PROJECT TEAM

(3) RESUMES



Joseph Garcia AIA

Project Architect

Email: j.garcia@brameheck.com



Residency
Gainesville, FL

Time Commitment
Part-time

Education and Scholarships
Miami-Dade College
Associate of Science Architectural Technology

Registrations
Florida Registration No. AR0006997

Professional Organizations
American Institute of Architects

Community
AIA Florida
Florida Architects Political Action Committee
AIA Gainesville
AIA Gainesville UF School of Architecture Golf Tournament

Expertise

Brame Heck Architects	5+ Years
Architecture	47 Years
Building Technologies	43 Years
Project Management	38 Years
Construction Administration	43 Years



Joe Garcia is a registered architect bringing to our firm a wealth of experience and project knowledge. He has been in the design and construction industries as an architect and a construction product representative for over 45 years. His municipal project experience is far-reaching and clients include school districts, universities and colleges, municipal and county governments, federal and military, business owners, and hospitality companies such as Walt Disney World. Garcia's involvement with projects includes programming, construction documents, and post-occupancy evaluations. Prior to his most recent term at Brame Heck Architects, he served as project manager with Planning, Design and Construction at the University of Florida. He has the ability to put a building together, as well as take it apart. On each project, Garcia contributes his expertise in specification writing, building envelope design, and project management. His attention to detail and exceptional commitment to quality contributes to enduring and cost-effective designs.

Relevant Experience:

City of Gainesville ADA Compliance and Feasibility Studies
Project Architect

Alachua County Budget Inn Fire Sprinklers - Gainesville, FL
Specifications Writer/ Construction Administrator

Alachua County Budget Inn Conversion - Gainesville, FL
Specifications Writer / Construction Administrator

Alachua County Public Defender Office Building - Gainesville, FL
Specifications Writer / Construction Administrator

Victory Prep Feasibility Study - St. Augustine, FL
Project Architect

Clay Electric Keystone Heights District Office - Keystone Heights, FL
Specifications Writer / Construction Administrator

Hernando County Fire Station No. 6 - Hernando Beach, FL
Specifications Writer

Sante Fe High School Auditorium Renovations - Alachua, FL
Specifications Writer / Project Manager

UF Rhines Hall Academic Advising Suite - Gainesville, FL
Project Manager for UF/PDC

UF Criser Hall VP Enrollment Management Suite - Gainesville, FL
Project Manager for UF/PDC

UF Bryan Hall Window Leaks - Gainesville, FL
Project Manager for UF/PDC

UF Center for Outdoor Recreation (CORE) Lighting Study- Gainesville, FL
Project Manager for UF/PDC



University of Florida's
Center for Outdoor Recreation (CORE)

1 PROJECT TEAM

(3) RESUMES



Michael D. Russell LEED AP BD+C

Project Manager / Senior BIM/CAD Specialist

Email: m.russell@brameheck.com



Residency

Gainesville, FL

Time Commitment

Full-time

Education and Scholarships

Sheffield School of Interior Design - *Diploma*, 2004
Asheville-Buncombe Technical Community College,
Associate of Applied Science in Mechanical Drafting and Design Technology, 1989

Professional Organizations

LEED Accredited Professional

Expertise

Brame Heck Architects	26 Years
Project Management	8 Years
Construction Admin	14 Years
Interior Design	15 Years
Revit	13 Years
Sketchup	11 Years
LEED AP	14 Years

Accreditations and Awards

Published treehouse design in an International Competition as being one of top 100 out over 500 structures compiled by David Greenberg in the book *Treehouses in Paradise: Fantasy Designs for the 21st Century*



Mike Russell began his career working under the tutorage of green and passive solar architect, Richard Webster in Asheville, NC. He spent 3 years hand drafting, sketching, and designing residential and commercial projects in the area in which he grew up while learning how green technology can impact the environment and world around us. Russell joined Brame Heck Architects shortly after moving to Gainesville just over 26 years ago and has used computer aided drafting software ever since. He has worked on a wide variety of projects, including dozens of projects for State, County and local governments. As modeling and 3D software was introduced in the office, his ability to learn quickly and adapt to the new design environment was helpful for others in the office to learn from his new skill sets.

Russell brings to the Brame Heck Architects team invaluable skill sets as lead CAD, Revit Specialist and LEED AP BD+C accredited professional with USGBC. He can focus on small details of a project that brings together its completeness in the finish executed design. His talent and abilities keep expanding and growing as technology keeps changing year after year. As the project develops into the final stages of documentation, he coordinates and communicates with the other disciplines to make the working set harmonious for the builders to understand. Russell works closely with the principal architect to finalize the overall motif of the project. He is sitting for his architect license in Arizona and hopes to be licensed this year.

Relevant Experience:

Feasibility Study for New Fire Station - Lake City, FL

Sr. BIM Specialist

Meridian Behavioral Health Lake City Hospital Study - Lake City, FL

Sr. BIM Specialist

Clay Electric Salt Springs Coordination Study, Salt Springs, FL

BIM Specialist / Project Manager

Alachua County Budget Inn Conversion - Gainesville, FL

Sr. BIM Specialist

Clay Electric Keystone Heights District Office - Keystone Heights, FL

Sr. BIM Specialist

City of Gainesville ADA Compliance and Feasibility Studies

Sr. BIM Specialist

Campus Credit Union Due Diligence Report - Leesburg, FL

Sr. BIM Specialist / Project Manager

Tara Viva Condo & Commercial Feasibility Study - Gainesville, FL

BIM Specialist / Project Manager

Axogen Office Furniture Layout Study - Alachua, FL

Interior Designer / BIM Specialist



Hernando County Fire Station No. 6

1 PROJECT TEAM

(3) RESUMES



Ana Paula Arenas

Project Manager

Email: a.arenas@brameheck.com



Ana Arenas has recently joined Brame Heck Architects with a wealth of knowledge and experience providing full architectural services. Her passion for design centers around environmental conservation and social welfare. Previously, in her position as Senior Designer at AW-ARCH Arenas collaborated in design, documentation, and construction administration of a large private residential project and initiated community service projects within the firm.

Prior to this, Arenas completed her Masters in Architecture from the Massachusetts Institute of Technology (MIT) where she was also a Teacher and Research Assistant. During her time at MIT, she interned for BINYAN architecture studio Inc. where she produced stunning 3D renderings and various drawings for residential renovations and building addition projects, while balancing and maintaining client expectations. Arenas also previously interned with Leers Weinzapfel Associates where she assisted principals with programming phase research, reports, and prepared client presentations. During this time, she also participated in conceptual design collaboration with the office of Diller Scofidio + Renfro, including the development of programmatic testing of design schemes.

While participating in the MIT Future Urban Collaboratives Lab, Arenas collaborated with artist Marisa Morán Jahn to design interior wall graphics of Carehaus, the first intergenerational care-based co-housing project in the US. She then managed the production of a gallery exhibit to display the wall graphic designs of Carehaus at the Blaffer Art Museum in Houston, TX.

Arenas has nearly completed the requirements for her Architectural License and will be licensed next year.

Relevant Experience:

Campus Credit Union Leesburg Renovation- Leesburg, FL

Project Manager

Kincell Bio Renovations, Buildings A & B - Gainesville, FL

Construction Administration

Cambridge Public Schools Pandemic-Resilience Report - Cambridge, MA

Research Assistant

Large Private Residential Project - Cambridge, MA

Project Manager / Construction Administrator

Carehaus Co-Housing - Baltimore, MD

Research + Design Assistant

Cartagena K-8 School Master Plan - Cartagena, Columbia

Designer

New Hampshire Lake House

Designer

MIT Metropolitan Warehouse - Cambridge, MA

Research + Design Assistant

Residency

Gainesville, FL

Time Commitment

Full-time

Education and Scholarships

Massachusetts Institute of Technology - *Master of Architecture*, 2022

University of Florida - *Bachelor of Design*, Minor in Landscape Architecture, 2018

University of Florida Center for Undergraduate Research University Scholar, 2014-2018

Machen Florida Opportunities Scholar, 2014-2018

Community

Committee Member for MIT Graduate Christian Fellowship, 2021-2022

Survey and Data Analysis Graduate Community Fellow for MIT Department for Diversity, Equity, and Inclusion, 2020-2021

President of UF National Organization of Minority Students, 2017

Expertise

Architecture 10 Years

Project Management 1 Year

Landscape Design 1 Year

Sustainable Design 5 Years

Revit 2 Years

AutoCAD 9 Years

Sketchup 5 Years

Rhino 9 Years

Publications

"The Borders of Boston" *Co-Author*

out of frame (MIT Architecture)

"Schools that Breathe: Studio Education in the Pandemic"

Research Contributor

Journal of Architectural Education

"Housing Beyond and Within the Market: Parts 1-3"

Research Assistance

PLATFORM and Shelterforce

"From Home to Housing" *Author*

out of frame (MIT Architecture)

Awards and Honors

Architecture Academic Achievement Award, 2018

Architecture Design Award, 2018

Harold Horowitz Student Research Fund, 2022

1 PROJECT TEAM

(3) RESUMES



Ethan White
Architectural Intern



Email: e.white@brameheck.com

Residency
Gainesville, FL

Time Commitment
Part-time

Education
University of Florida, *Master of Architecture*, Expected 2025
University of Florida, *Bachelor of Design in Architecture*, 2023

Teaching
Graduate Teaching Assistant, Architectural Theory, 2023

Awards
UF SoA Luminaire Design Competition 2022 | First Prize

Expertise

Design	6 Years
Revit	5 Years
Rhinoceros	4 Years
AutoCAD	5 Years
Photoshop/InDesign	6 Years
Research	5 Years

Relevant Experience

- Alachua County Jonesville Park - Jonesville, FL
Assistant BIM Specialist
- Bartram Apartments Building Envelope Phase 2 - Gainesville, FL
Research Assistant
- Sunrise Residence Inn Due Diligence - Gainesville, FL
Research Assistant
- Sweetwater Art Gallery Design - Gainesville, FL
Architectural Designer

With an education in architecture, Ethan brings a community oriented approach to the design process at Brame Heck. During his time at the University of Florida, he was awarded First Place in the SoA Luminaire Design Competition. Ethan is currently pursuing a Master's of Architecture from the University of Florida. Through his previous internships at RM Plus Design & Development and Lawson Design, Ethan developed a wealth of material knowledge, particularly in custom concrete design and production. Ethan's experience in materials helps to inform his preliminary design drawings and makes him an asset to the team.



Veronica Alfonzo
BIM Specialist



Email: v.alfonzo@brameheck.com

Residency
Gainesville, FL

Time Commitment
Full-time

Education
University of Florida, *Bachelor of Design in Architecture*, 2024
Santa Fe College, *Associate in Arts*, 2021

Teaching
Santa Fe College Spanish Language Tutor, 2020

Community
Volunteer for San Ignacio Social Catholic Organization
Volunteer for Yoga en los Barrios
Volunteer for Santa en Las Calles

Expertise

Design	6 Years
Revit	4 Years
Rhinoceros	4 Years
Lumion 3D	4 Years
AutoCAD	4 Years
Photoshop / InDesign	4 Years
Research/Teaching	3 Years

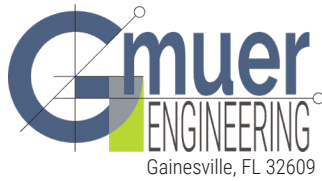
Relevant Experience

- Sunrise Residence Inn Due Diligence Report - Gainesville, FL
Research Assistant
- Campus Credit Union Due Diligence Report- Leesburg, FL
Design Support
- Bartram Apartments Building Envelope - Gainesville, FL
Assistant BIM Specialist
- Grand Haven Cafe Renovation - Gainesville, FL
Assistant BIM Specialist

As a part of the Brame Heck Architects team, Veronica exhibits her educational experience in architecture and sustainability in a collaborative setting. Throughout her educational career, she has expanded her design and drafting skills and has applied these skills to several projects at Brame Heck. Veronica has previously interned at MTRA Arquitectos in her home country, Venezuela, and she plans to pursue her Master's of Architecture and Construction Management Certificate after gaining office experience. Being part of Brame Heck Architects she seeks to learn more about the design, construction and post occupancy processes.

1 PROJECT TEAM

(4) SUBCONSULTANT RESUMES



Christopher A. Gmuer, PE
President

Professional Registration

Florida Professional Engineer No. 71599, since June, 2010

Education

BS in Agricultural and Biological Engineering 2005
Specializing in Land and Water Resources from the
University of Florida

Technical Skills & Specialization

Master Stormwater Design, Urban Site Layout, Master Planning with Land Use, 3D Site Grading, 3D Utility Infrastructure Design, Geometric Roadway Design.

Software Proficiency:

Auto-CAD Civil 3D, ICPR, PONDS, Auto-turn, Microsoft Office Suite, PHP Web Programming

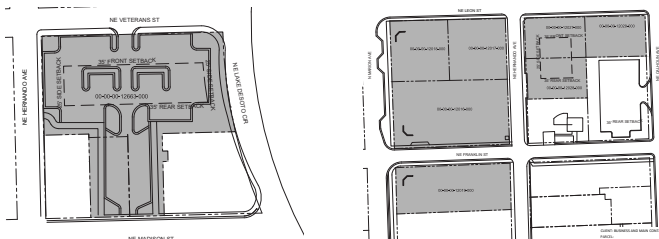
Professional Certifications:

FDOT Advanced MOT # 12835
FDEP Stormwater, Erosion, and Sedimentation Control Inspector

PROJECT EXAMPLE

New City Hall Site Evaluation 2019
Lake City, FL

Lake City explored development options for two sites to host a new City Hall complex. The project sites were located in the urban core of Lake City on the western edge of Lake DeSoto. The majority of the surrounding properties are relatively small lots (half an acre or less) on gridded city blocks with a variety of existing public, institutional, and commercial uses. Project Site 1 was vacant land owned by the Lake Share Hospital Authority located roughly at the southeast corner of N Marion Avenue (US 441) and NE Leon Street. Project Site 2 was a surface parking lot owned by Lake City located at the southeast corner of NE Hernando Avenue and NE Veterans Street. With several vacant and underutilized lots in the urban core of the City, this project presented an exciting opportunity to continue the redevelopment and revitalization of Lake City's downtown.



Relevant Project Experience

- *Alachua County Fire Station 30 on SE 4th St* 2007
Gainesville, FL
- *Alachua County Fire Station 24 at Jonesville Park* 2007
Jonesville, FL
- *SW Windswept Glen Water Main Extension* 2021
Lake City, FL
- *Cannon Creek Water Main Extension* 2019
Lake City, FL
- *US90 Sweetbreeze Dr Gas Main Extension* 2018
Lake City, FL
- *Holiday Inn Hotel Master Plan* 2017
Lake City, FL
- *Martin Orthodontics* 2016
Lake City, FL
- *City of Newberry Water Main Extension* 2017
Newberry, FL
- *City of Newberry Various Resurfacing Projects* 2016-2019
Newberry, FL



1 PROJECT TEAM

(5) LICENSES

State of Florida Department of State

I certify from the records of this office that BRAME HECK ARCHITECTS INC. is a corporation organized under the laws of the State of Florida, filed on March 19, 1971.

The document number of this corporation is 379023.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on January 4, 2024, 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 Fourth day of January, 2024*



[Signature]
Secretary of State

Tracking Number: 6892067865CC
To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

Florida
dbpr

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

RICHMOND, MICHAEL PATRICK II
BRAME HECK ARCHITECTS INC.
2858 NW 4TH LANE
GAINESVILLE FL 32607

LICENSE NUMBER: AR91268
EXPIRATION DATE: FEBRUARY 28, 2025
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Ron DeSantis, Governor
Melanie S. Griffin, Secretary

Florida
dbpr

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

GARCIA, JOSEPH A
3629 NW 29TH ST
GAINESVILLE FL 326052248

LICENSE NUMBER: AR0006997
EXPIRATION DATE: FEBRUARY 28, 2025
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Alachua County Board of
County Commissioners
Equal Opportunity Office

BRAME HECK ARCHITECTS, INC.

is Certified as a Small Business
Enterprise Under the Provisions of
Section 22, Alachua County Ordinance 06-28
from January 8, 2024 to January 8, 2025

Jacqueline Chung
Jacqueline Chung
Equal Opportunity
Manager

Nancy C. [Signature]
Chair
Alachua County Board of
County Commissioners

LEED
AP
BD+C

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Michael Russell

HAS ATTAINED THE DESIGNATION OF
LEED AP® Building Design + Construction

by demonstrating the knowledge and understanding of
green building practices and principles needed to
support the use of the LEED® green building program.

10475678-AP-BD+C

CREDENTIAL ID

ISSUED 27 OCT 2013

VALID THROUGH 24 OCT 2025

Peter Tompkins
PETER TOMPKINS
PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

FIRM CAPABILITIES

TAB 2



Clay Electric District Office - Keystone Heights, FL

2 FIRM CAPABILITIES

(1) OVERVIEW

Brame Heck Architects and our team of trusted engineering consultants have the background, experience, and skillsets required to provide a Feasibility Analysis for Lake City's City Hall. Our firm currently consists of seven staff members based in our downtown Gainesville office. Our firm has contributed to the architectural landscape of North Central Florida for over 112 years and counting.

Principal Michael Richmond AIA NCARB LEED AP joined Brame Heck Architects in January of 2015, and has led the firm since March of 2016. In that time, he has overseen well over 100 projects, including dozens of preliminary feasibility studies. Other relevant work includes the \$4.5M new Alachua County Public Defender's Office, a major \$2.9M renovation of the E Building Auditorium (The Lyceum) at Santa Fe College, Clay Electric's Keystone Heights Office, and many smaller projects and studies for the City of Gainesville, Alachua County, Hernando County, the City of Lake City, the University of Florida, Santa Fe College, and many other clients. In taking responsibility for carrying forward the firm's legacy of quality design service, he strives to provide exemplary service to our clients, the design profession, and the communities we serve.

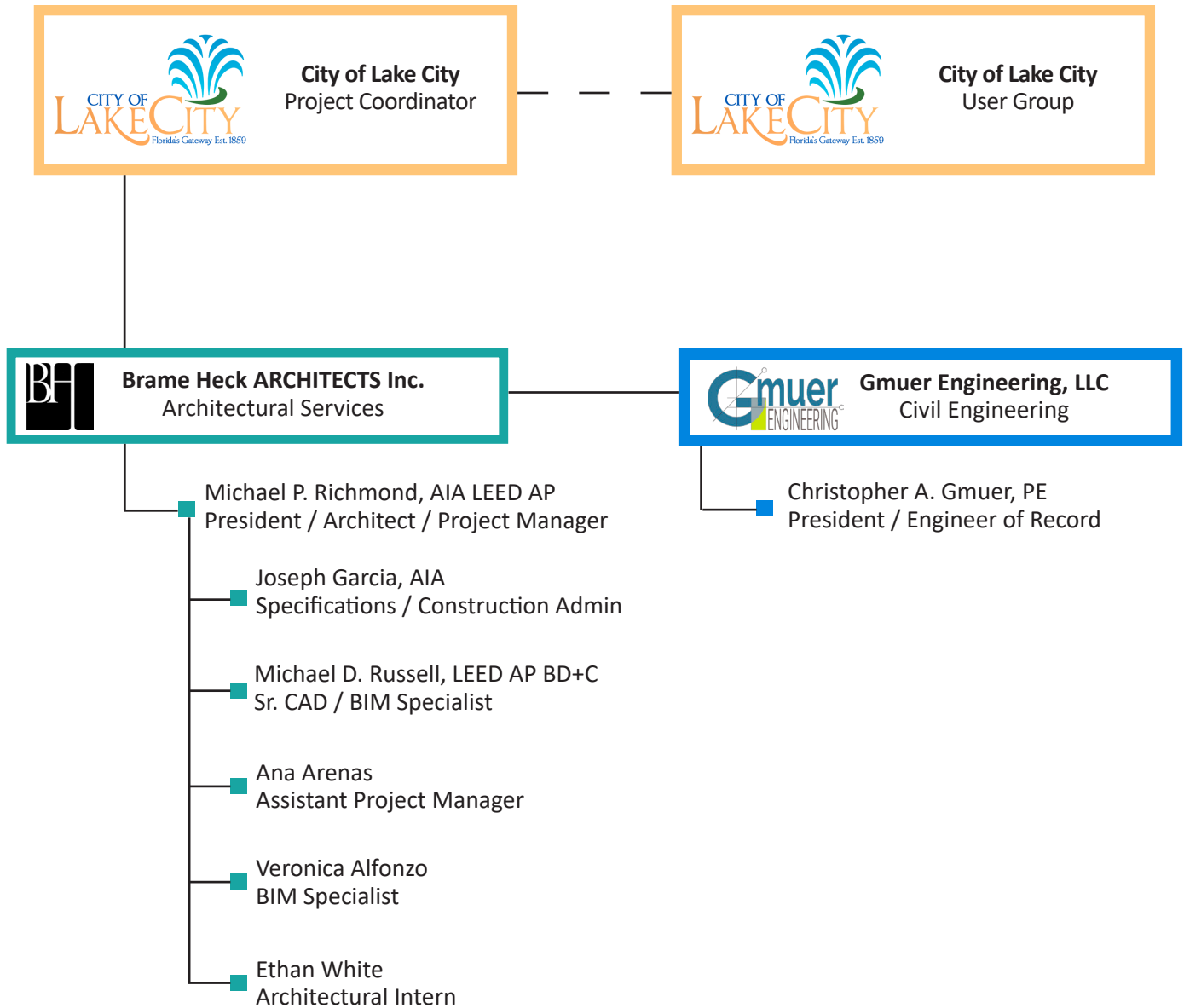
Brame Heck Architects has experience providing the following services

- Facility Condition Reports
- Feasibility Studies and Cost/Budget Analyses
- Detailed Cost Analysis
- Building Envelope Forensic Investigation
- Water Intrusion Reports
- Measured CAD/BIM Files of Existing Structures
- Space Needs Analyses and Programming
- Facility Master Planning
- Architectural Design Services - New Buildings
- Architectural Design Services - Additions
- Architectural Design Services - Renovations
- Architectural Design Services - Remodels
- Architectural Design Services - Reroofing
- Interior Design
- Construction Administration
- Post Occupancy Evaluations
- Sustainability/LEED Consultation
- High Quality Digital Renderings

In addition, with the assistance of our engineering consultants, we can provide Site Planning (Paving, Grading, Drainage, and Utilities); Mechanical, Electrical and Plumbing design; and Structural design. We can also prepare life-cycle cost analyses, and a range of other expanded design services.

2 FIRM CAPABILITIES

(2) TEAM ORGANIZATIONAL CHART



2 FIRM CAPABILITIES

(3) CURRENT WORKLOAD

Project Title	On Hold	Report / Predesign	Design	Bidding / Permitting	Construction	Closeout
GHS Stage Exit + Bus Loop	X					
GHS Auditorium Reno.	X					
EHS Locker Room Reno.						X
EHS Gym Reroofing						X
NCBC Addition						X
Hernando Co. FS 6						X
Grand Haven Café Reno.					X	
Roswell Surgery Center					X	
Meridian CSU Addition					X	
Bartram Building Envelope					X	
Bartram Building Envelope Ph. II					X	
GNV Airport Hangar GA-37				X		
StorQuest Express				X		
Jonesville Park			X			
Budget Inn Conversion			X			
Monteocha Park			X			
Copeland Park			X			
Santa Fe HS Security Upgrades						X
Campus CU Leesburg Reno.			X			
Burnsed Block House Restoration				X		
Stayable Suites GNV	X					
Kincell Bio Buildings A & B Reno.					X	
Grace Marketplace Dorm. Reno.				X		
Kids Culture Code Upgrades	X					
Jasper Healthcare Office			X			

PRIOR EXPERIENCE

TAB 3



UF Center for Outdoor Recreation (CORE) - Gainesville, FL

3 PRIOR EXPERIENCE

PROJECT PROFILE



1) Lake City's City Hall Programming and Preliminary Design Study

Client Contact

City of Lake City
Steve Roberts, Director of Safety/Risk Management
205 North Marion Ave | Lake City, FL 32055
(386) 719-5820 | robertss@lcfla.com

Scope

Programming
Space Analysis
Site Analysis
Feasibility Study

Project Cost

\$12,7000

Size

15,000 SF

Design Services

Programming
Space Planning
Architectural Pre-Design
Engineering Pre-Design

Brame Heck Architects Team

Principal / PM: Michael Richmond

Civil Engineer

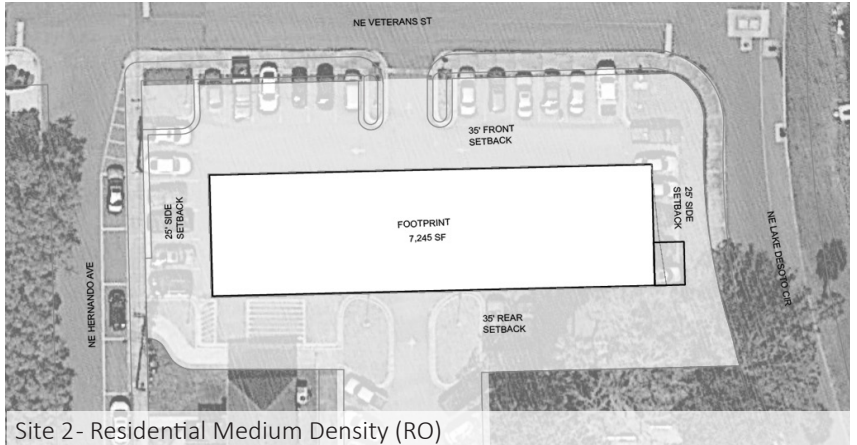
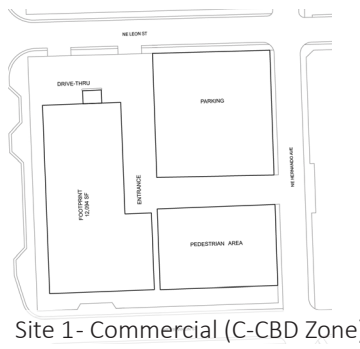
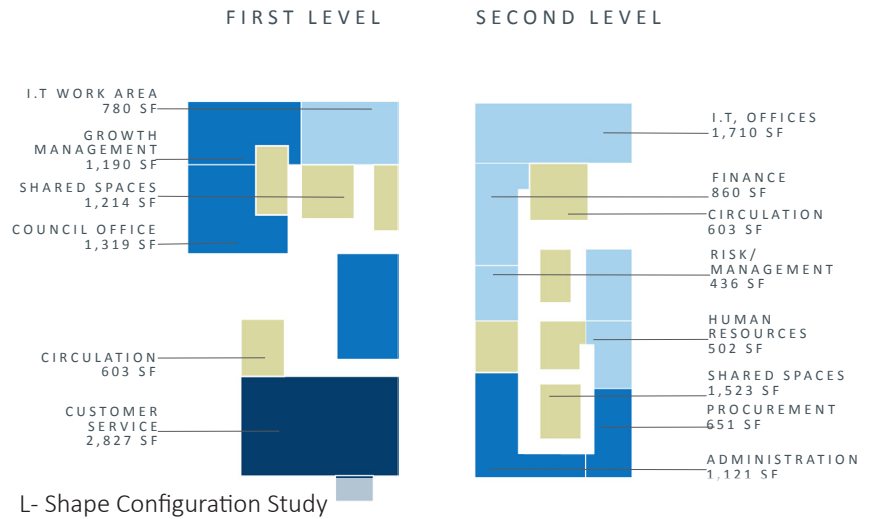
Gmuier Engineering

MEP Engineer

H2 Engineering

Completion Date

December 17, 2019



This programming and preliminary design analysis for a new City Hall building for Lake City was for various departments that will be relocated to a new building. Stakeholder input was gathered from department heads and staff to determine uses and requirements and to anticipate future needs. Site analyses were provided by Gmuier Engineering for two locations to determine each site's buildable area, setback requirements, utilities, storm-water management. H2 Engineering provided MEP pre-design. The final written report, programmatic diagrams, schematic designs, and budget analysis were presented to the city Council.



3 PRIOR EXPERIENCE

PROJECT PROFILE



2) Columbia County Administrative Offices Feasibility Study

Client Contact

Columbia County BCC
Ben Scott, County Manager (former);
Finance Director BBC & Clerk to Board
(current)
135 Hernando Avenue, Suite 203
Lake City, FL 32055
(386) 719-1452
Ben_Scott@columbiacountyfla.com

Scope

Programming Study
Administrative Offices
Cost Analysis

Project Cost

\$22,860

Size

47,051 SF

Design Services

Programming
Space Needs Analysis
Life Cycle Analysis
Site Evaluation

Brame Heck Architects Team

Principal / PM: Michael Richmond
Sr. BIM Specialist: Michael Russell

MEP Engineer

Campbell Spellicy Engineering, Inc.

Site / Landscape Architect

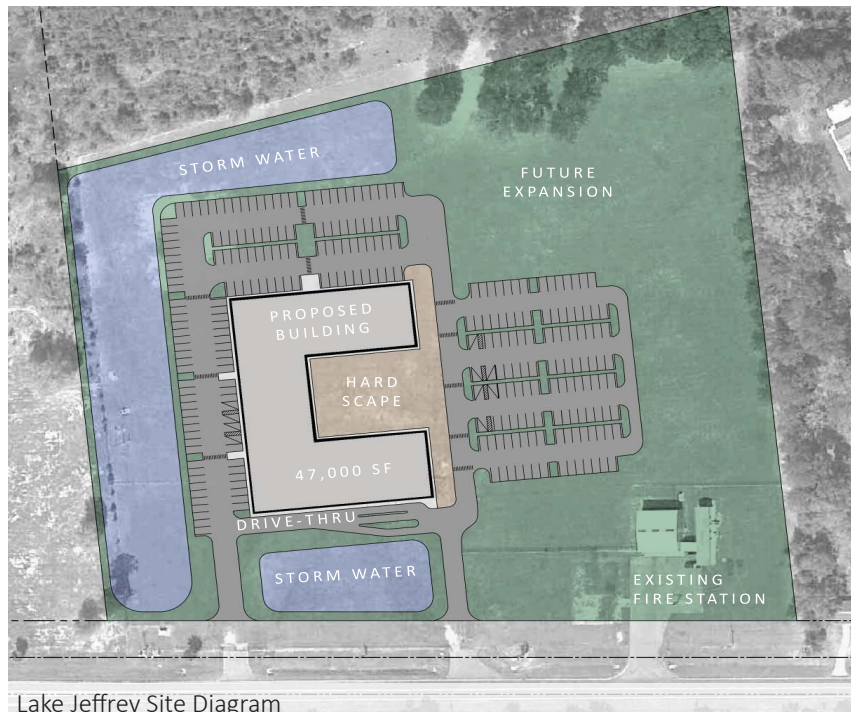
Manley Design, LLC

Completion Date

May 13, 2018



Schematic Rendering



Lake Jeffrey Site Diagram

Columbia County needed a new location and building for its Administrative Offices. Our team prepared questionnaires to be completed by ten (10) different work groups / departments. Using this information and input from stakeholders, a needs analysis with scaled diagrams was created. These were then overlayed on two different potential site building / locations chosen by the county in order to analyze how the departments might fit into the existing site / building shells. Three scenarios were evaluated for construction cost, life cycle, suitability, and space efficiency. This included a new building, the renovation of a bank building with additions, and the renovation of an existing hospital. Campbell Spellicy Engineering provided an MEPF analysis of existing conditions and future needs. The final report consisted of a program needs assessment, diagrammatic development of each scenario, and written narratives stating the efficiencies gained or lost of each site scenario.

3 PRIOR EXPERIENCE

PROJECT PROFILE



3) GRU IT Office Space Planning Assessment

Client Contact

Gainesville Regional Utilities
 Kristie Williams, Land Rights Coordinator
 301 SE 4th Ave
 Gainesville, FL 32656
 (352) 393-1231 | williamska@gru.com

Scope

Lobby
 Offices
 Administrative
 IT Services

Project Cost

\$14,474

Size

9,147 SF

Design Services

Programming
 Space Planning
 Schematic Design
 Cost Analysis

Brame Heck Architects Team

Project Architect: Michael Richmond

Electrical Engineer

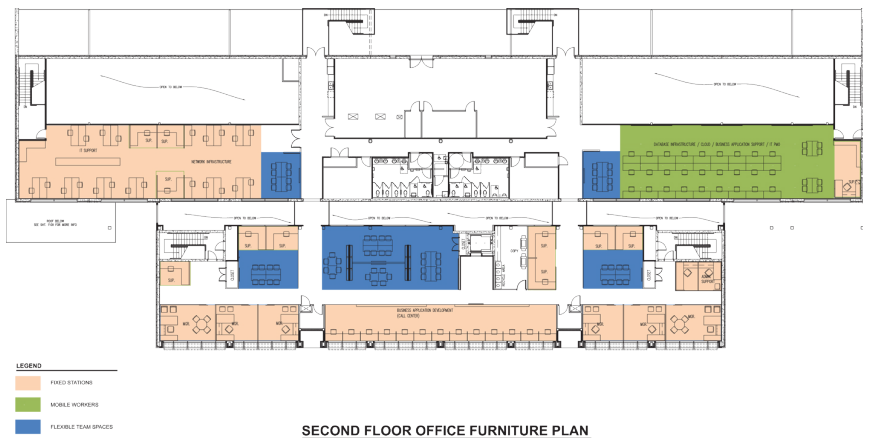
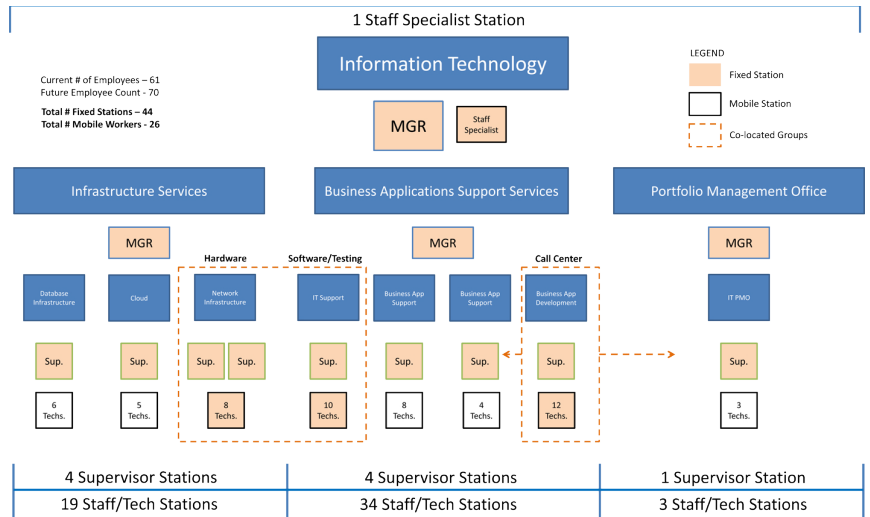
Campbell Spellicy Engineering, Inc.

Furniture Cost Estimation

OEC Business Interiors

Completion Date

October 16, 2016



The GRU IT Department was spread out throughout several areas and floors of the same building. The vision of the new IT Department Director was to consolidate his teams onto one floor and to create an environment that emphasized agile work within interactive and collaborative spaces. The programming study provided guidance on how to organize team areas to foster the desired cooperation amongst the existing segregated groups. The schematic reconfiguration design included the relocation of electrical services to workstations. A conceptual budget analysis was developed for the pending renovations which included new workstations, upgrades to finishes, the addition of dividers for acoustical privacy, mobile white boards, and more.

3 PRIOR EXPERIENCE

PROJECT PROFILE



4) Alachua County Budget Inn Prepurchase Due Diligence Study

Client Contact

Alachua County Public Works Department
Ramon Gavarrete, PE, Director
5620 NW 120th Lane
Gainesville, FL 32653
(352) 548-1214
rgavarrete@alachuacounty.us

Scope

Continuing Contract Services
Due Diligence
Property evaluation
Building Envelope

Project Cost

\$35,800

Size

17,200 SF

Design Services

Architectural Investigation
Feasibility Study
Code Analysis

Brame Heck Architects Team

Principal / PM: Michael Richmond

MEP Engineer

Campbell Spellicy Engineering, Inc.

Structural Engineer

Sputo & Lammert Engineering, Inc.

Civil Engineer

DRMP, Inc.

Environmental Engineer

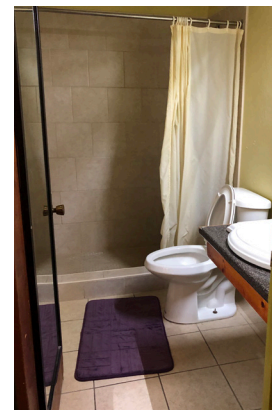
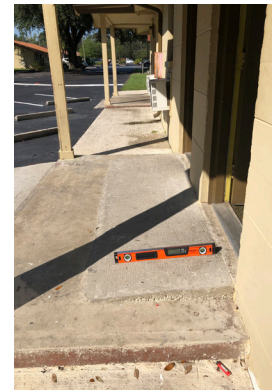
GSE Engineering

Environmental Engineer 2

GLE Associates

Completion Date

March 23, 2020



Alachua County required a due diligence report for a privately owned extended stay motel that was to be purchased and converted to transitional housing for the homeless. The nine buildings on the property needed to be evaluated for ADA access, utility service, parking, drainage, and other civil/site plan related items. The building envelope, including roof, walls, fenestrations, and finishes were examined. The prepared report included photographs and narratives providing in-depth observational details to describe the conditions of the buildings and property. Deficiencies and maintenance issues were noted. The Brame Heck Architects team was chosen to execute the resulting design project and is currently preparing construction documents for the conversion.



3 PRIOR EXPERIENCE

PROJECT PROFILE



5) Meridian Lake Shore Hospital Analysis and Planning Report

Client Contact

Meridian Behavioral Health
Tom Rossow, Vice President, Facilities
1565 SW Williston Road
Gainesville, FL 32608
(352) 372-6967
tom_rossow@MBHCI.org

Scope

Offices
Lobby
Kitchen
Pharmacy
Crisis Stabilization Unit

Project Cost

\$35,000

Size

102,351 SF

Design Services

Programming
Existing Conditions
Budget Analysis
Planning

Brame Heck Architects Team

Principal / PM: Michael Richmond
Sr. BIM Specialist: Michael Russell
Specifications: Joseph Garcia

MEP Engineer

Campbell Spellicy Engineering, Inc.

Completion Date

July 25, 2022



Standing water on roof



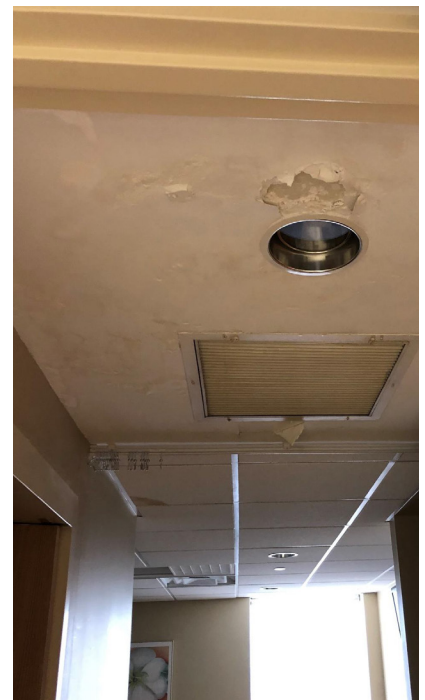
Organic growth on roof membrane



Sealant deterioration



Kitchen Ceiling build-up



Damage from piping leak

Prior to leasing the former Lake Shore Hospital building, Meridian Behavioral Health required a report to determine project feasibility. Our team performed an assessment of the existing buildings conditions which included a list of building system repairs, replacements, and/or maintenance required over the next 5-7 years and a detailed budget analysis for this maintenance. A conceptual design was included for renovations needed prior to occupancy and a budget analysis for this phase. These renovations would have provided a Crisis Stabilization Unit, kitchen, lobby, pharmacy, and offices. CSEI provided an evaluation of MEPF systems.

3 PRIOR EXPERIENCE

PROJECT PROFILE



6) Victory Preparatory School Feasibility Analysis

Client Contact

Victory Preparatory School
Erin Gibson, Executive Director
110 Masters Dr. | St. Augustine FL 32084
(904) 810-0535
egibson@victoryprep.net

Scope

Offices
Education
Assembly

Project Cost

\$3,250

Size

14,676 SF

Design Services

Programming
Feasibility Analysis
Budget Analysis
Code Review

Brame Heck Architects Team

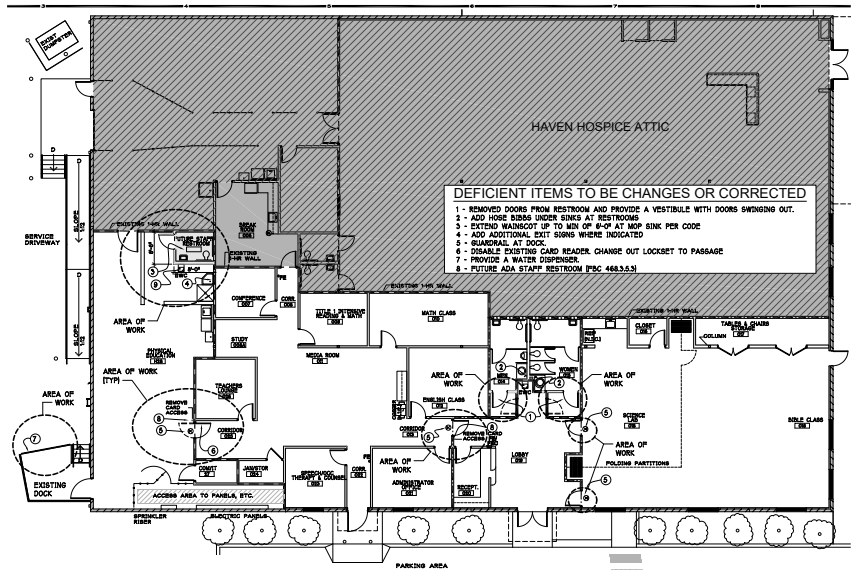
Principal / PM: Michael Richmond
Sr. BIM Specialist: Michael Russell

MEP Engineer

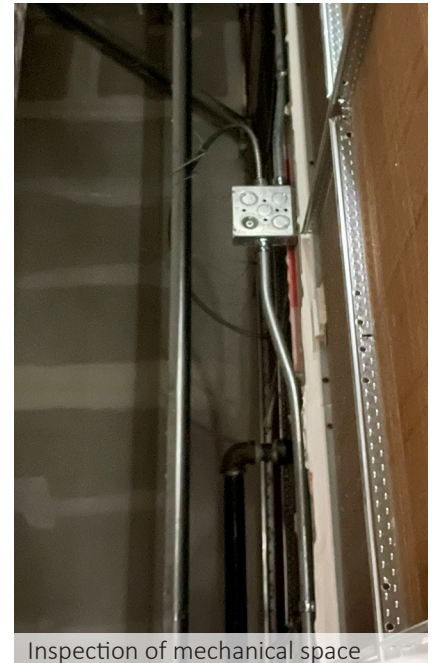
Campbell Spellicy Engineering, Inc.

Completion Date

July 7, 2021



Inspection of mechanical space



Inspection of mechanical space

This limited feasibility analysis was for the relocation of a high school to an existing building which required a change of occupancy. A code review identified the main points within the Florida Building Code and the Florida Fire Prevention Code that would affect the change of occupancy. The final report included project scope / programming document was developed to identify code issues and maximum occupant loads. A budget analysis was prepared to show a rough cost estimate associated with the construction scope and the design scope of the potential project. A schematic floor plan was prepared to show a potential layout of the school in the new building. A MEP analysis was performed by Campbell Spellicy Engineering.



3 PRIOR EXPERIENCE

PROJECT PROFILE



7) City of Gainesville ADA Compliance Upgrades

Client Contact

City of Gainesville Public Works
Kurt Schuman, Project Coordinator
200 E University Ave
Gainesville, FL 32601
(352) 393-8173
schumanka@cityofgainesville.org

Scope

ADA Code Compliance
Accessibility
Restrooms

Project Cost

\$569,354

Size

Varies by location

Design Services

Code Review
Feasibility Study
Architectural Design
Engineering Design
Construction Administration

Brame Heck Architects Team

Principal: Michael Richmond
Sr. BIM Specialist: Michael Russell
Specs / Project Architect: Joseph Garcia

MEP Engineer

Campbell Spellicy Engineering, Inc.

Completion Date

April 10, 2023

Builder Contact

Oelrich Construction Inc.
Jerre Carr, Project Manager
(352) 745-7877
jcarr@oelrichconstruction.com



This project scope included feasibility studies and ADA code compliance corrections at eight different buildings in various locations within the City of Gainesville. Two of the buildings are on the National Registry of Historic Places, the Thomas Center and the Old Post Office (The Hippodrome). Accessible restrooms were provided for both historic buildings, and the Hippodrome also required a new switchback ramp at the main entrance. New ADA code compliant restrooms were added in the other six buildings which included the following; GRACE Marketplace Food Service Building, GRACE Dorm Building C, GRACE Medical Building, Fire Station #5, Fire Station #3, and Evergreen Cemetery Office / Maintenance.



3 PRIOR EXPERIENCE

PROJECT PROFILE



8) Clay Electric Keystone Heights District Office

Client Contact

Clay Electric Cooperative, Inc.
Bryan Gunter, PE, Division Manager
65 SW Citrus Avenue P.O. Box 308
Keystone Heights, FL 32656
(352) 473-8000 | bgunter@clayelectric.com

Scope

Offices
Customer Service
Strict Budget

Project Cost

\$3.6 M

Size

8,210 SF

Design Services

Programming
Architectural Design
Engineering Design
Construction Administration

Brame Heck Architects Team

Principal / PM: Michael Richmond
Sr. BIM Specialist: Michael Russell

MEP Engineer

Campbell Spellicy Engineering, Inc.

Structural Engineer

Sputo & Lammert Engineering, Inc.

Civil Engineer

DRMP, Inc.

Landscape Architect

Manley Design, LLC

Completion Date

March 23, 2020

Builder Contact

J.E. Decker Construction Group
Chris Decker, PE
(352) 448-1428 | chris@deckercm.com



Clay Electric Cooperative, Inc. was in need of a new district office in Keystone Heights, FL. Demolition of two existing headquarters buildings allowed for the new construction. In addition to full engineering and landscaping services provided for this 1.8 acre site, the design included new offices, a customer service space, a warehouse, and a conference room for employees. This is one of four designs completed by Brame Heck Architects for other Clay Electric offices, including Lake City, Palatka, and Salt Springs. The project included programming and user surveys, significant space planning, and strict budgetary constraints.



3 PRIOR EXPERIENCE

PROJECT PROFILE



9) Alachua County Public Defender Office Building

Client Contact

Alachua County Facilities Management
Greg Nuetzi (retired)
Danny Moore (current)
915 SE 5th Street
Gainesville, FL 32601
(352) 338-3229 | jdmoore@alachuacounty.us

Scope

Office Building
Strict Budget
IT Facilities
Administrative Work Spaces

Project Cost

\$4.5 M

Size

21,360 SF

Design Services

Programming
Architectural Design
Engineering Design
Construction Administration

Brame Heck Architects Team

Principal / PM: Michael Richmond
Sr. BIM Specialist: Michael Russell

MEP Engineer

Campbell Spellicy Engineering, Inc.

Structural Engineer

Sputo & Lammert Engineering, Inc.

Civil Engineer

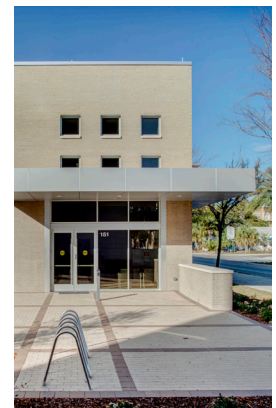
DRMP, Inc.

Completion Date

August 15, 2016

Builder Contact

Charles Perry Partners, Inc.
Scott Winfield (retired)
(352) 333-9292



The Alachua County Public Defender had outgrown their previous space. A new 20,000+ square foot space located near the Alachua County Courthouse was necessary. Program verification included offices, client meeting spaces, conference and clerical spaces, IT facilities, and administrative work space. Sharing a site with the existing Alachua County Courthouse required an efficient footprint and architecture that was complementary to the established context. This new location, coupled with the function of the Alachua County Public Defender, additionally required the attention to and incorporation of robust building security elements, plan efficiency, and site constraints. This project was given the 2017 City Beautification Award by the city of Gainesville.



REFERENCES

TAB 4



Dick Mondell's Rendering - Jacksonville Beach, FL

4 REFERENCES

1. Union County BOCC
James Williams CPM CBC, Union County Coordinator
countycoord@unioncounty-fl.gov
(386) 496-0027
2. Alachua County BOCC
Claudia Tuck, LC SW, Director of Community Support Services
ctuck@alachuacounty.us
(352) 264-6704
3. University of Florida Planning Design & Construction
Stephen Caron, Project Manager
s.caron@ufl.edu
(352) 273-4018
4. Alachua County Facilities Management
Danny Moore, Capital and Preservation Projects Supervisor
jdmoore@alachuacounty.us
(352) 338-3229
5. City of Gainesville, Wild Spaces & Public Places
Elizabeth (Betsy) Waite PE CPRP, Director
waiteed@gainesvillefl.gov
(352) 393-8187
6. Alachua County Public Schools
Justin Nappy, Project Coordinator
nappyjs@gm.sbac.edu
(352) 451-8058



BHS Entry Security Upgrades



UF Rhines Hall Academic Advising Suite



Perry Animal Hospital Renovation

PROJECT APPROACH

TAB 5



Haven Hospice E.T. York - Gainesville, FL

5 PROJECT APPROACH

(1) BUDGET METHODOLOGY / COST CONTROL

Before any design process starts, we will prepare a conceptual cost estimate using a number of different methods, including cost/sf analyses, breakdowns by CSI division, comparison with recent similar projects, review of case study project data, or some combination of the above. We also frequently will reach out to contracting firms with whom we work regularly for a confirming opinion. In order to determine a square foot cost, we typically start with published data such as RS Means for a similar project type, and adjust that number based on our understanding of the project's complexity, as well as our experience with similar projects. For small projects, this is usually accurate enough as a starting point, and the cost analysis will be refined as the study / design process proceeds. For projects that will be delivered with a Construction Manager, we work closely with the CM to develop their cost analysis throughout the design process. If a project will be design/bid/build, we will refine our budget analysis as needed to reflect the scope and expected quality of the work. Finally, since we don't have control over construction market conditions, we always try to design projects with alternative systems in mind that can be added if a project underbids – improving the quality of the work. Alternatively, we will also include items that can be reduced or eliminated to meet the project budget without sacrificing functionality.

Our design approach does not vary based solely on the construction value. Every construction project can be analyzed based on the scope of the work, the complexity of the work, the expected quality of the work, the budget, and the schedule. So, we make it a point to adjust our approach based on all these relevant and interactive factors.

For example, our design approach for a project that has a short timeline would be to schedule fewer, more intensive design reviews in order to meet the deadline, while work that is less urgent can be scheduled with more time for stakeholders to review and reflect on the design as it is completed.

Of course, complexity and quality also drive our approach. If a larger project is fairly repetitive (such as multiple similar offices), or involves a limited number of systems (such as a reroofing project), then that would tend to simplify our process and make the delivery quicker.

For any project we are assigned, we assume the budget is fixed, and will prepare a customized design schedule that is tailored to deliver a project that is on time and under budget, while also being functional, long lasting, and meeting stakeholders' expectations of quality and aesthetics.

(2) SCHEDULE & QUALITY CONTROL METHODOLOGY

At the beginning of each project, we develop a schedule with milestones and deliverables. Then, we continually coordinate the effort required on all of our active projects to meet those milestones, looking for potential overlaps between projects, and conflicts due to simultaneous deadlines. Priorities are reviewed regularly, and staffing adjusted if necessary. We also maintain continuous lines of communication between our design team, our engineers design team, the User Group, the City's Project Manager, and any other project stakeholders. We conduct regular plan and specification checks, and frequent reviews of the City's design standards to help avoid backtracking. By engaging with our engineering consultants as early in a project as possible, we allow adequate time for reviewing and coordinating plans and specifications between disciplines. While a project is underway, our team works from a single shared BIM model in Revit to maintain continuity of design between disciplines and to stay informed of any project updates.



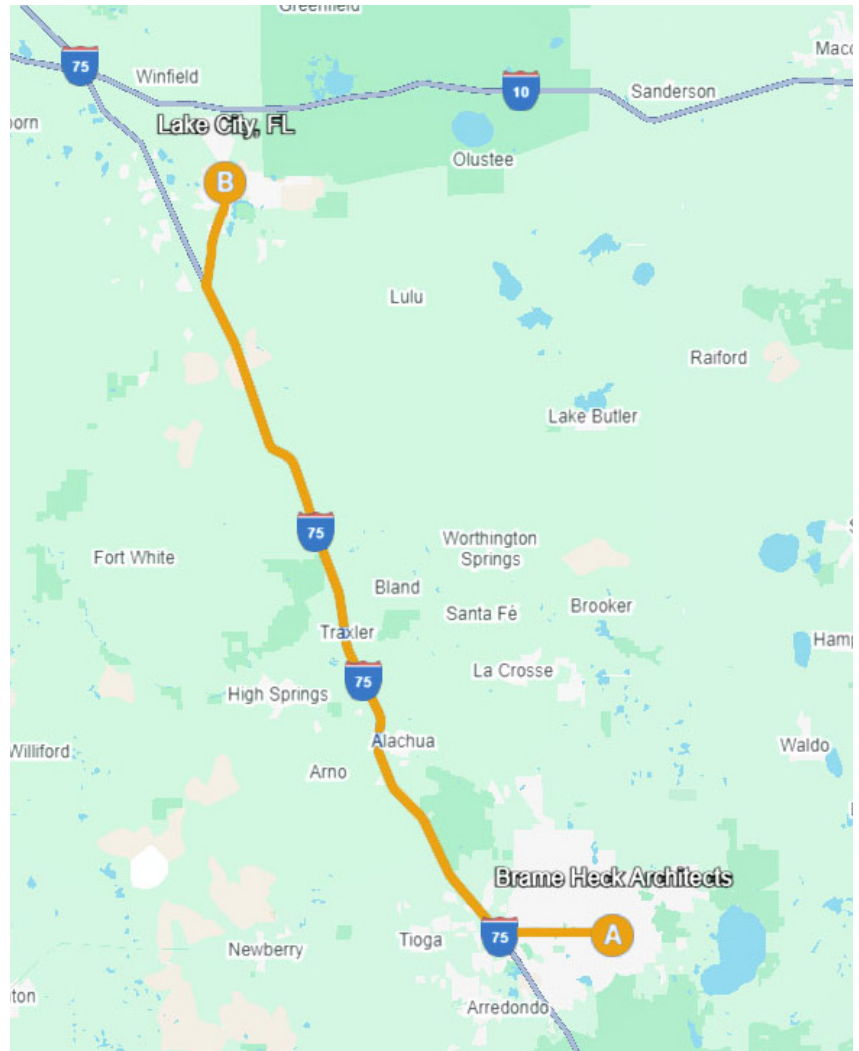
North Florida Retirement Village Center Pointe Commons Rendering- Gainesville, FL

6 WORK LOCATION

(1) PROXIMITY

<u>Location</u>	606 N.E. First Street Gainesville, FL 32601
<u>Distance</u>	47 miles
<u>Driving Time</u>	1 hour
<u>Phone</u>	352-372-0425

Brame Heck Architects Inc. began with an architectural practice established in 1911 by Newbold L. Goin. Our office has been in its current location since the early 1960's. All staff work on-site at this location.



(2) LOCAL FAMILIARITY

Almost all of our teams' projects are located in North Central Florida so we have a confident understanding of local labor and material markets. The current Brame Heck team and the Gmuer Engineering team have both recently performed work in the Lake City and Columbia County areas, so we are familiar with local codes and permitting processes, including relevant requirements for building setbacks, parking considerations, landscape requirements, and utilities. Our team takes pride in our knowledge and understanding of the standards and procedures that are unique to the jurisdiction of each project.



UF HSC Library Renovations - Gainesville, FL

PROJECT SCOPE / TASKS

1. Brame Heck Architects Inc. (BHA), along with our engineering consultants will prepare a space needs and programming analysis for the various departments that will be located in the new building. These include:
 - a. Administration
 - b. Council Office
 - c. Customer Service
 - d. Growth Management
 - e. Human Resources
 - f. Information Technology
 - g. Procurement
 - h. Finance

This study will assume programming office space for approximately 40 people, to accommodate future growth.

2. We will prepare **surveys** to be distributed to departments listed above to gather information regarding personnel, common facility requirements (conference, break areas, copy rooms, file storage, etc.)
3. Using the information gathered from these **surveys**, BHA will prepare a written **program**, including narratives and **diagrams** indicating the space requirements of each department, the relationships between departments, and public access.
4. We will study how the diagrams developed in Task 3 above would fit on the **site** you have identified.
5. We will prepare a **budget** analysis based on reasonable cost expectations for the building and the site work.
6. We will prepare a **rendering** of a building reflecting the diagram on the site.

We will retain Gmuer Engineering to complete a detailed site analysis of the potential sites to include but not limited to:

- Written evaluation of each of the potential sites
- Maps of regulatory and physical characteristics of the potential sites to include: High Resolution Aerial, Future Land Use, Zoning, FEMA Flood Zone, NRCS Soils, etc.
- Evaluate Maps of the Utility and Public Works Infrastructure serving the potential sites
- Preliminary Site Construction Budget Analysis of each of the potential sites
- Conceptual Site Design layouts including setbacks, buffers, etc.
- An evaluation of any required comp plan changes such as rezoning, land use, and text amendments to the LDC.
- Assist the Architect in preparing the power point presentation
- Answer council questions about the pro's and con's of the potential sites
- Provide an evaluation of the permitting requirements applicable to each site (SRWMD, DEP, FDOT and State Health Department, etc)
- Provide an evaluation of the environmental limitations, permitting requirements, restoration, etc. that would be applicable to each site
- Provide an evaluation of the needed roadway design challenges, right-of-way improvements, traffic impacts, etc. anticipated for each site
- Provide an evaluation of the public works infrastructure improvements needed to serve each site such as parking, CIP projects, and their benefit to the site

DELIVERABLES

7. A **written report** of the findings, including a program/needs analysis, diagrams, rendering, written narrative(s), and a budget analysis.

7 FEES

FEES / SCHEDULE

We propose to provide the services described above for a lump sum fee of \$14,900 to be invoiced on the following schedule:

PHASE/TASK	FEE
Civil Due Diligence / Existing Conditions	\$1,000
Surveys	\$3,300
Programming/Narrative	\$2,200
Civil Due DRAFT Program	\$2,000
Diagramming	\$2,200
Budget Analysis	\$1,000
Rendering	\$1,200
Civil DRAFT Report	\$1,500
Civil FINAL Report	\$500
	<hr/>
	\$14,900

We feel the above fee calculation is reasonable and consistent with effort that will be required on a project of this complexity. Should the project scope be increased significantly, then our design fee would be appropriately recalculated.

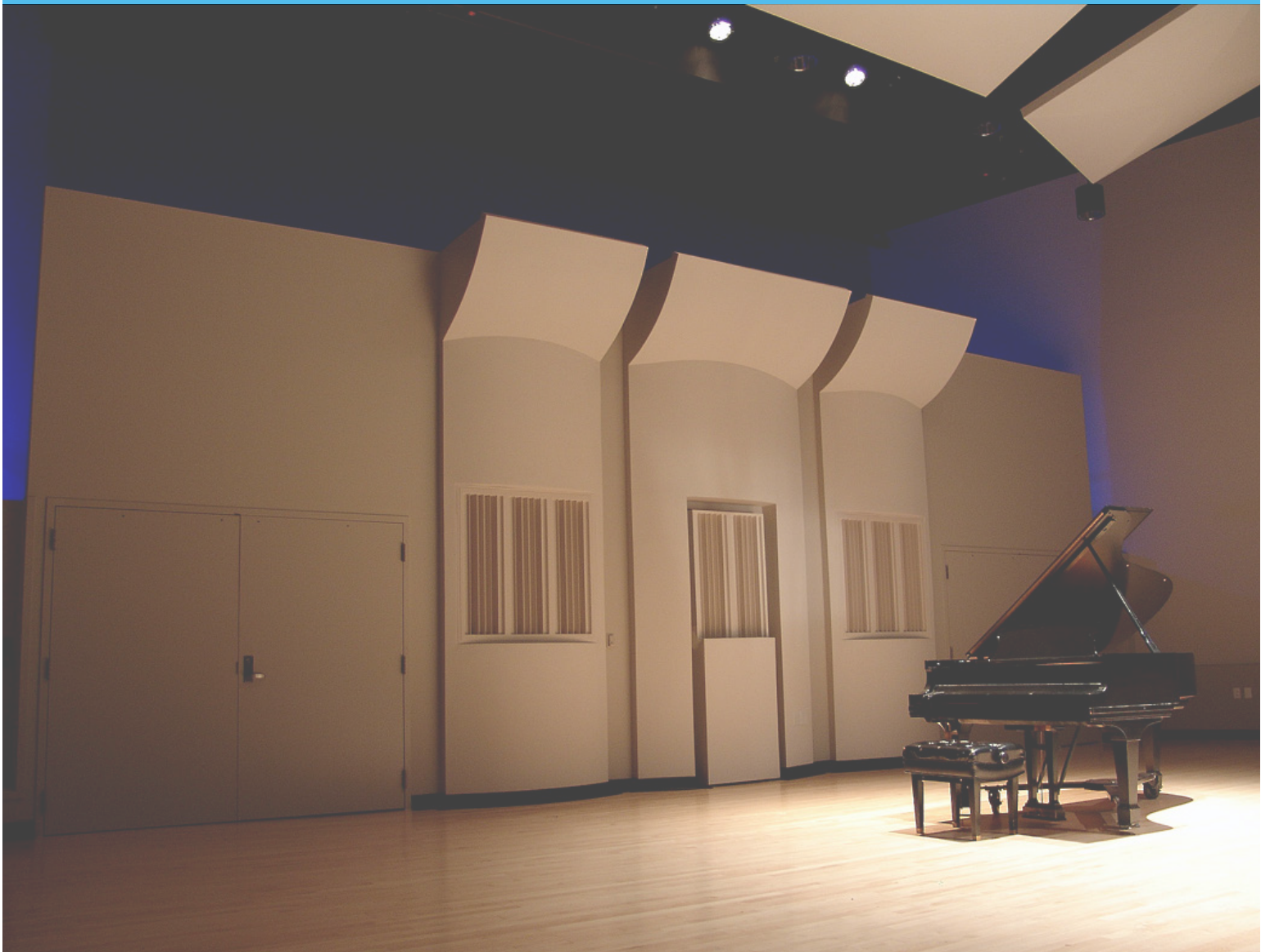
PREPARED FOR:

CITY OF LAKE CITY

PREPARED BY:

BRAME HECK ARCHITECTS AND TEAM

2024



University of Florida Music Building Room 101 - Gainesville, FL

**SWORN STATEMENT UNDER SECTION
287.133(3)(n), FLORIDA STATUTES ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid No. RFP-001-2025.
2. This sworn statement is submitted by Brame Heck ARCHITECTS Inc. whose business address is 606 NE 1st Street | Gainesville, FL 32601 and (if applicable) its Federal Identification No.(FEIN) is 59-1348740. If entity has no FEIN, include the Social Security Number of the individual signing this sworn statement _____.
3. My name is Michael Richmond and my relationship to the entity named above is President.
4. I understand that a “public entity crime” as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to, and directly related to, the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy or material misrepresentations.
5. I understand that “convicted” or “conviction” as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an “affiliate” as defined in Paragraph 287.133(1)(a), Florida Statutes means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or
 - b. an entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members and agents who are active in the management of an affiliate. The Ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair

market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members and agents who are active in management of an entity.

8. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies)

X Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity, nor any affiliate of the entity have been charged with or convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity, or an affiliate of the entity has been charged with, and convicted of a public entity crime subsequent to July 1, 1989, and (Please indicate which additional statement applies)

There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order)

The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by, or pending with, the Department of General Services)

Signature: [Handwritten Signature]

Date NOVEMBER 11, 2024

STATE OF Florida

COUNTY OF Alachua



KAITLYNN JAMES
Notary Public
State of Florida
Comm# HH469998
Expires 12/4/2027

Personally appeared before me, the undersigned authority, Michael Richmond who
after first being sworn by me, affixed his/her signature in the space provided above on
this 11 day of November 20 24.

Kaitlynn James

Notary Public, State at large

My Commission Expires: 12/4/2027

DRUG FREE WORKPLACE CERTIFICATE

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that, Brame Heck ARCHITECTS Inc. (print or type name of firm) publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.

- Informs employees about the dangers of drug abuse in the work place, the firm’s policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
- Gives each employee engaged in providing commodities or contractual services that are under bid or proposal, a copy of the statement specified above.
- Notifies the employees that as a condition of working on the commodities or contractual services that are under bid or proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, plea of guilty or nolo contendere to, any violation of Chapter 1893, of any controlled substance law of the State of Florida or the United States, for a violation occurring in the work place, no later than five (5) days after such conviction, and requires employees to sign copies of such written (*) statement to acknowledge their receipt.
- Imposes a sanction on, or requires 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.
- Makes a good faith effort to continue to maintain a drug free work place through the implementation of the drug free workplace program.

“As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein”

[Handwritten Signature]
Authorized Signature

NOV 11, 2024
Date Signed

State of Florida

County of Alachua

Sworn to and subscribed before me this 11 day of November 2024.

Personally known X or Produced Identification _____

(Specify type of identification)

Kaitlynn James
Signature of Notary

My Commission Expires: 12/4/2027



KAITLYNN JAMES
Notary Public
State of Florida
Comm# HH469998
Expires 12/4/2027

CONFLICT OF INTEREST STATEMENT

STATE OF FLORIDA, CITY OF Gainesville

Before me, the undersigned authority, personally appeared Michael Richmond, who was duly sworn deposes and states:

- 1. I am the President of Brame Heck ARCHITECTS Inc. with a local office in Gainesville, FL and principal office in N/A and principal office in N/A.
2. The above named entity is submitting a Proposal for the City of Lake City **RFP-001-2025** described as **City Hall Feasibility Analysis**.
3. The Affiant has made diligent inquiry and provides the information contained in the Affidavit based upon his/her own knowledge.
4. The Affiant states that only one submittal for the above proposal is being submitted and that the above named entity has no financial interest in other entities submitting proposals for the same project.
5. Neither the Affiant nor the above named entity has directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraints of free competitive pricing in connection with the entity's submittal for the above proposal.
6. Neither the entity nor its affiliates, nor anyone associated with them, is presently suspended or otherwise ineligible from participation in contract letting by any local, State, or Federal Agency.
7. Neither the entity nor its affiliates, nor anyone associated with them have any potential conflict of interest due to any other clients, contracts, or property interests for this project.
8. I certify that no member of the entity's ownership or management is presently applying for an employee position or actively seeking an elected position with the City of Lake City.
9. I certify that no member of the entity's ownership or management, or staff has a vested interest in any aspect of the City of lake City.
10. In the event that a conflict of interest is identified in the provision of services, I, on behalf of the above named entity, will immediately notify the City of Lake City.

DATED this 11th day of NOVEMBER 2024.

[Signature]
(Affiant)
Michael Richmond



KAITLYNN JAMES
Notary Public
State of Florida
Comm# HH469998
Expires 12/4/2027

Typed Name and Title

Sworn to and subscribed before me this 11 day of November 2024. Personally

Known X Or produced identification _____.

Identification type: Personally known

Notary Public-State of Florida

Printed, typed, or stamped commissioned name of notary public. Kaitlynn James

My commission expires 12/4/2027.

E-VERIFY AFFIRMATION STATEMENT

RFP/Bid /Contract No:

RFP-001-2025

Project Description:

City Hall Feasibility Analysis

Contractor/Proposer/Bidder acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of,

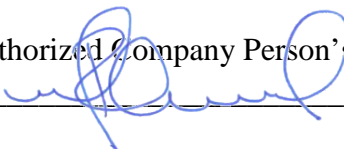
- (a) all persons employed by Contractor/Proposer/Bidder to perform employment duties within Florida during the term of the Contract, and,
- (b) all persons (including subcontractors/vendors) assigned by Contractor/Proposer/Bidder to perform work pursuant to the Contract.

The Contractor/Proposer/Bidder acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the Contract is a condition of the Contract.

Contractor/Proposer/ Bidder Company Name:

Brame Heck ARCHITECTS Inc.

Authorized Company Person's Signature:



Authorized Company Person's Title:

Michael Richmond, President

Date: _____

THIS FORM MUST BE INCLUDED WITH YOUR SUBMITTAL

HUMAN TRAFFICKING AFFIDAVIT


1. I am over the age of 18 and I have personal knowledge of the matters set forth except as otherwise set forth herein.
2. I currently serve as President (Role) of Brame Heck ARCHITECTS Inc. (Company).
3. Brame Heck ARCHITECTS Inc. (Company) does not use coercion for labor or services, as those terms are defined in Florida Statute 787.06.
4. This declaration is made pursuant to Florida Statute 92.525. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I Michael Richmond, President (Signatory Name and Title), declare that I have read the foregoing Human Trafficking Affidavit and that the facts stated in it are true.

Further Affiant sayeth naught.

COMPANY

Brame Heck ARCHITECTS Inc.
NAME OF BUSINESS ENTITY


SIGNATURE

Michael Richmond, President
TYPE NAME AND TITLE