



Request for Qualifications for Design Services for
Tiger Point – Pro Shop, Clubhouse, Bar, Restaurant Renovation

1255 Country Club Road, Gulf Breeze, FL



Prepared for:

City of Gulf Breeze

February 7, 2014

Bay Design Associates Architects

720 Bayfront Parkway
Suite 200

Pensacola, FL 32502

P: (850) 432-0706

F: (850) 433-0508

baydesign.com





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Letter of Introduction



a

7 February 2014

City of Gulf Breeze
P.O. Box 640
Gulf Breeze, FL 32562-0640
Attn: Mr. Edwin Eddy, City Manager

Via hand delivery

Re: **Tiger Point – Pro Shop, Clubhouse, Bar, Restaurant Renovation**
Tiger Point Country Club - 1255 Country Club Road

Dear Mr. Eddy:

In response to your "Request for Qualifications" we are pleased to offer our attached Qualifications submittal for your consideration. We appreciate your '*purpose*' of retaining a *qualified* firm to work in concert with the City and the Tiger Point staff during the challenging, yet exciting, Clubhouse renovation process. Accordingly we have endeavored to specifically address each delineated request providing you with definitive information for a thorough evaluation.

Being experienced in hospitality design *and* renovations, as well as enjoying The Game ourselves, we understand the significance of the Clubhouse relative to the Game as well as its importance to the overall membership and community. We trust, after reviewing the attached, you will agree this experience will prove our qualifications to you and your selection committee.

We have assembled an experienced team of professional consultants. Jointly we stand ready and are eager to commence working with the Club and the City to achieve your aggressive yet reasonable schedule. You will note from the attached, each member of the Team has recent experience in the design and/or ongoing remediation efforts at the Club.

We look forward to continuing our successful relationship with the City as we jointly venture forward towards another opportunity. Yet we do not intend to be presumptive, we challenge you and the Committee to carefully peruse the attached and re-evaluate the qualification of our Firm and our Team for the Tiger Point Clubhouse Renovations!

Yours truly,

A handwritten signature in blue ink that reads "George D. Williams".

George D. Williams, AIA
For the firm

firm information

1

History

Bay Design Associates, P.L. is a local architectural firm formed in 1992. Current partners George Williams and Steve Jernigan have in excess of sixty five years combined experience with recent expertise in the design of new Hospitality Facilities including hotels and restaurants, as well as extensive experience in an array of Commercial Renovation projects both hospitality and non-hospitality. We have established an extensive resume of both Public and Private Sector clients and recently received recognition for successful renovations to both Duh, a mixed-use project, and Cordova Commons, a multi-tenant retail facility. With George and Steve's leadership the **firm** is committed to producing quality work, regardless of the project size or scope. Bay Design has earned a reputation for consistently meeting budget and schedule goals with minimal or no change orders. Additionally we have developed a knowledge of local codes, established relations with local building officials and contractors, achieved an understanding of regional construction practices and have a proven record of successful project management. As a result numerous clients return to Bay Design as repeat clients for subsequent projects.



Client Services

What distinguishes Bay Design Associates from our competition, in addition to our dedication to our work product, is personal service. We will NOT transfer design management nor construction management administrative personnel during any project phase. There will be a single point of contact-communications throughout the entire project. We understand having a firm Principal as such a single point of contact facilitates the consistency and resulting success of any project.

Client Value

We understand project operating costs – staffing and utilities – are affected by the building design and/or renovation; and for Tiger Point such is ultimately affected by our understanding of your existing and expected operations. We are committed to designing facilities which are sustainable and allow for savings in operations and maintenance. Additionally and most importantly we understand the importance of meeting client established needs and goals. The result of this understanding is manifested in the fact over 80% of our current project load is with repeat clients, demonstrating the effectiveness of our commitment to service and design excellence.

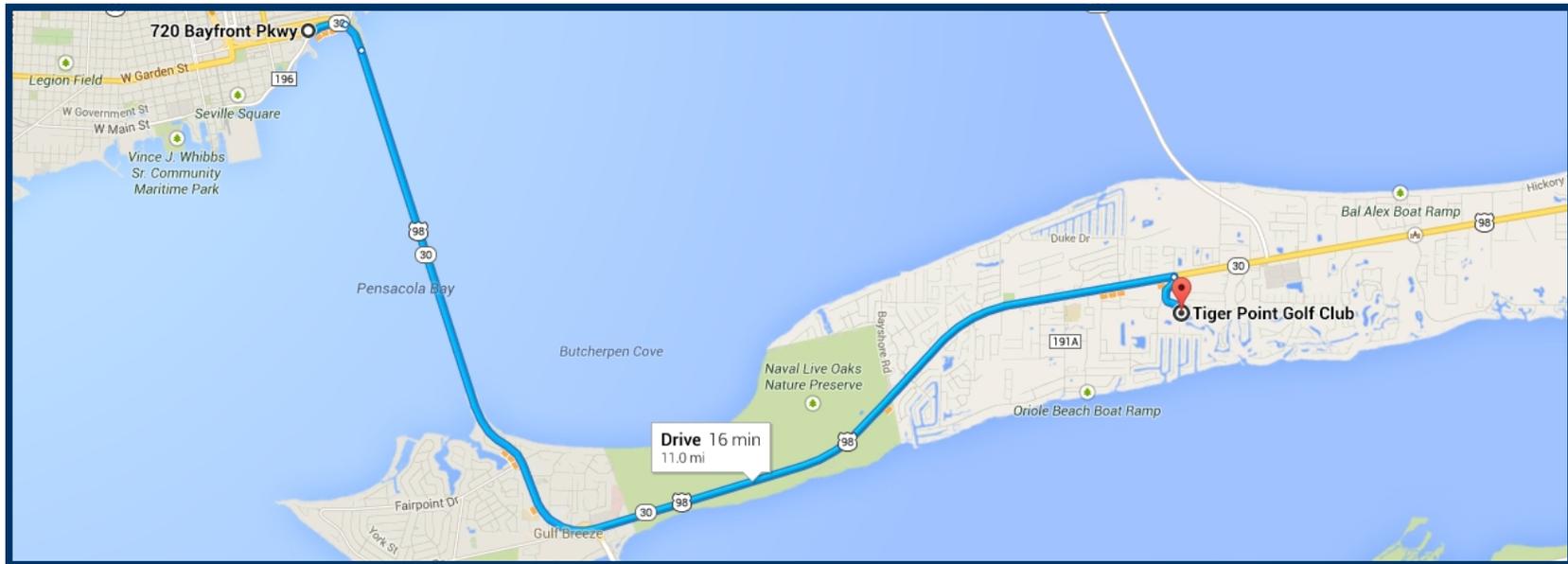
firm information

Proximity to Site

Our office is located in downtown Pensacola, approximately 11 miles from the site. We are a local firm and we have selected a team of local Professional Consultants, each with experience in Gulf Breeze and Santa Rosa County.

Address

Bay Design Associates Architects, PL
720 Bayfront Parkway, Suite 200
Pensacola, FL 32502



firm qualifications

Availability and Involvement of Personnel

As previously noted; what distinguishes Bay Design Associates from our competition, in addition to our dedication to our work product, is personal service. There will be a single point of contact-communications throughout the entire project.

The Project Manager for the project will be **George Williams, AIA**. We understand having one person act as a single source contact ensures the consistency of the project.

Primary Contact

George Williams, AIA,
Manager / Member
P: (850) 432-0706 x103
F: (850) 433-0508
E: george@baydesign.com

Experienced Staff

3 Licensed Architects

George Williams , AIA	39 years
Steve Jernigan , FAIA, LEED AP BD+C	33 years
Kelly Wieczorek , AIA, LEED AP BD+C	8 years

[2 LEED Accredited Professionals with Building Design and Construction Specialties]

1 AutoCad / Revit Technician

1 Accounting Professional (part-time)

5 total personnel

**Project Staff 60% minority and/or women*



Member of the United States Green Building Council (USGBC)



firm qualifications

Availability and Involvement of Personnel

This single point of contact, the Project Manager, for the Tiger Point Project will be **George Williams, AIA**. George was Project Manager for the recently completed Airport Boulevard Hilton Garden Inn, Hotel and Meeting/Banquet Facility as well as the Renovations for Duh, a mixed-use commercial facility and Cordova Commons Shopping Center. In addition to George our Structural, Mechanical and Electrical consultant “team” will be the same as on each of these projects. The experience and established internal communications of our “team” on such project scopes is unmatched.

- Hilton Garden Inn: although the ‘hotel’ aspect of the facility is a Hilton prototype the food, banquet and meeting facilities were custom designed specific to the client’s program requirements. The combined meeting room space of 3,300 SF is unique to this facility. Additionally the pool and exercise areas were custom designed to satisfy specific program requirements. We urge you to view the specific project materials and recommendation letter(s) attached.
- We bring this banquet-meeting expertise to share with your staff in programming/planning for events; from intimate occasions to grand ballroom events.

We urge you to view-visit Duh, Cordova Commons as well as your own Gulf Breeze Community Center as prime examples of similar scoped renovations achieved DURING occupancy.

- Duh, was transformed with retail, food service and warehouse additions without one lost day of sales. Likewise the Cordova Commons transformation was successfully completed, without lost retail sales (of existing remaining tenants) and yet maintaining safety to patrons. We urge you to contact the enclosed references for an evaluation of our Contract Administration involvement (during construction). Such expertise and attention to project conditions is critical to the success of any major renovation.
- Gulf Breeze Community Center: transformed during occupancy with diligent Owner-Architect-Contractor coordination. Simply discuss the opportunities encountered with Mr. Ron Pulley.

Finally Bay Design is uniquely qualified for this project as George Williams has provided professional services (design, existing conditions evaluation and forensic analysis) via Mattair Construction during the ongoing Tiger Point building remediation of water intrusion damage and termite infestation and damage remediation.



Member of the United States Green Building Council (USGBC)



project understanding

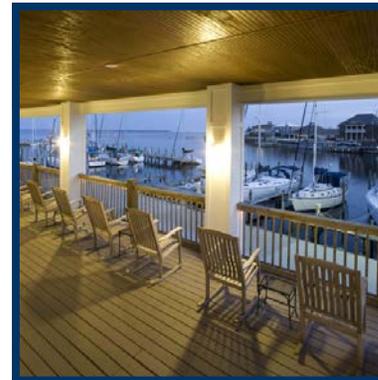
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Understanding and Opportunity:

We understand a Golf Clubhouse is truly an extension of the game/course....greater still we understand the Clubhouse is the Social Hub of the membership community.

However; unlike the opportunity of designing a new golf clubhouse facility, (i.e. commencing with a 'blank palette'), the challenge presented by the City/Tiger Point is rather focused on analysis, evaluation, recognition, utilization and renovation of existing facilities integrated with the potential of new construction as your program may require and/or as your budget and available area permits.

'Reason' and our program understanding dictate we are not altering the golf course, the cart facility access nor the porte-cochere and public entry. We are however challenged to evaluate these and ALL other functions as well interaction of such functions and activities. We further understand the City has established and aggressive development schedule. With our previous knowledge of the existing conditions we are prepared to immediately meet with Management and Staff to develop the three requisite Design Solution alternatives.



reputation and competence

1

References

David W. Wheeler, CFM

Deputy Bureau Chief, Escambia County Public Works

*"Bay Design and Steve in particular have been very responsive to the County's needs and wishes. This has been a project full of changes and long in duration. **Steve has always met every challenge professionally and agreeably.** It is important to note that Steve has been actively involved in space programming through construction. It is a plus having a principal of the firm so actively involved in our project. **I certainly recommend Steve and his firm for your consideration"***

-David Wheeler, CFM

Robert F. Cleveland

Senior Vice President / Partner, Highpointe Hotel Corporation

*George Williams and Bay Design's attention to detail was unparalleled. At each step of the design process **Mr. Williams' professional "can do" approach was both refreshing and most appreciated. Not only did the firm provide a quality set of construction documents, but also worked with us in lockstep unison during the construction phase...**How often can it be said that **Architect and Client are better friends at the conclusion of a project than they were at the outset?** Such is the case with George Williams and Bay Design and I am grateful.*

-Bob Cleveland

Justin Beck

President, Beck Property Company

*Working with Steve Jernigan and Kelly Wieczorek at Bay Design, we found them to be **committed to meeting budgetary and schedule parameters** with design excellence always in the forefront. We offer our highest recommendation for their work.*

-Justin Beck

Ron Pulley

Director, Parks and Recreation, City of Gulf Breeze

*"...**developed their design by first building a relationship with us and our consumers, enabling them to better understand our needs and objectives.** These guys are not novices. They recognize that a **great design begins with a strong relationship with their client...**have a **knack for creating a working relationship that is as enjoyable as it is effective.**"*

- Ron Pulley

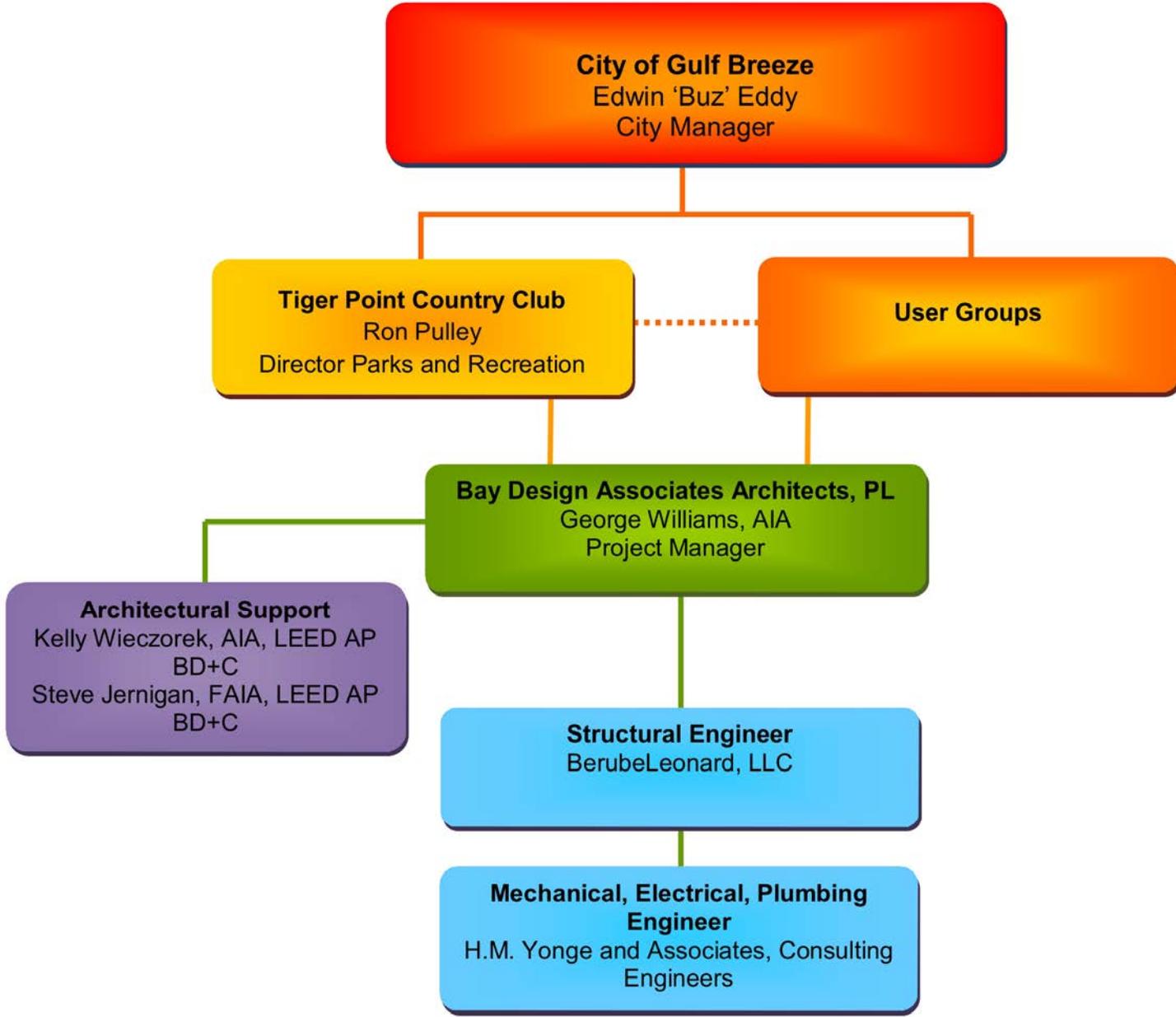
James E. Rigsbee

President, DUH for Garden and Home

*"**duh for Garden and Home confidently gives George D. Williams, AIA and Bay Design Associates Architects, PL a high recommendation. We are very pleased with the process and final outcome. We will use them again in the future.**"*

-Jim Rigsbee

project team



George Williams, AIA

Project Manager

Location
Pensacola, FL

Education

Bachelor of Architecture
Auburn University

Professional Registrations

Registered Architect:
FL, AL, MS, GA, LA, TX, OK,
PR

NCARB

Licensed General Contractor:
FL (inactive)

Years in Practice
39

Memberships

American Institute of
Architects (AIA) Member;
Past President of AIA NWFL
Chapter

George Williams, AIA will be the Project Manager. As such, Mr. Williams will also be the single point-of-contact from design through construction, ensuring the project transitions smoothly phase to phase and the Owner has a direct line to discuss any issues, at any time.

Relevant Experience

Tiger Point Country Club, Gulf Breeze, FL 2013-ongoing

In concert with and via Mattair Construction Bay Design Associates has provided Professional Services for water intrusion damage remediation (window replacement) and termite infestation damage remediation. Services include design, construction/permit documents, existing conditions surveys (as-built drawings) and forensic analysis.

Hilton Garden Inn, Pensacola, FL 2010

88,700 SF five story, 135 Room, hotel project. Full Service Kitchen, Bar, Restaurant and 3,300 SF Meeting-Banquet room. Construction Budget \$12,000,000. Project Role: Project Manager.

Gulf Breeze Community Center, Gulf Breeze, FL 2012

44,000 square foot, \$6.2 million dollar recreation center for the City of Gulf Breeze (existing 20,000 square foot renovation, new 24,000 square foot addition). This project includes two basketball gymnasiums, four multi-purpose rooms, a game room, a full service commercial kitchen and 10 exterior tennis courts. The design also includes an exterior covered porch area that overlooks all tennis courts, tiered landscaped seating, and a tennis pro shop. The project will be LEED certified, currently on track for the LEED Silver. Construction Cost: \$6,200,000. Role: Project Architect

Cordova Commons Shopping Center Renovations, Pensacola, FL 2012

Existing Shopping Center renovations. Replace vacated 87,000 SF K-Mart with new Marshall's; Discount Shoe Warehouse (DSW); Fresh Market; and Ulta, totaling 75,840 SF. Demolish 11,500 SF for new service facilities + 2,760 SF new construction for Marshall's. Additional scope: Renovate existing shopping center façade, new LED site lighting; new parking and drainage; landscaping and signage. Total renovation: \$8,400,000. Project Role: Project Manager.

DUH, a mixed-use redevelopment, Pensacola, FL 2013

Renovations and additions to an existing Garden and Home Sales Facility. Renovation of 10,000± SF plus new construction of 1,100SF food service and 3,675 SF Warehouse. Renovations include addition of new Restaurant including full kitchen services and expansion of existing specialty retail sales. Site scope includes new parking, sub-surface stormwater detention system, site lighting and extensive landscaping. Renovation Cost: \$1,600,000 (excluding FF&E, landscaping and Food Service Equipment). Project Role: Project Manager.

WCI - Lost Key Sales Center, Perdido Key Drive, Perdido Key FL 2006

New Sales Office for WCI. 4,714 SF two story masonry and wood framed real estate sales and office building, located on Perdido Key, FL. Construction Cost: \$950,000. Project Role: Project Manager

City of Pensacola Gull Point Community Center Addition, Pensacola, FL 2000

Addition to existing community center including new dance studios, game room, weight room, and additional lobby space. Construction cost: \$550,000. Project role: Project Manager



Project Architect

Location
Pensacola, FL

Education

Bachelor of Architecture,
University of Florida

Master of Architecture
University of Florida

Vicenza Institute of
Architecture Study Abroad
Program (Vicenza, Italy)

Professional Registrations

Registered Architect: FL
LEED AP BD+C (U.S. Green
Building Council)
NCARB

Years in Practice
8

Memberships

American Institute of
Architects (AIA) Member
Northern Gulf Coast Chapter
U.S. Green Building Council
(USGBC) Member (Board of
Directors, Regional
Representative
Habitat for Humanity
Volunteer

Relevant Experience

Gulf Breeze Community Center, Gulf Breeze, FL

2012

44,000 square foot, \$6.2 million dollar recreation center for the City of Gulf Breeze (existing 20,000 square foot renovation, new 24,000 square foot addition). This project includes two basketball gymnasiums, four multi-purpose rooms, a game room, a full service commercial kitchen and tennis courts. The design also includes an exterior covered porch area that overlooks all tennis courts, tiered landscaped seating, and a tennis pro shop. The project will be LEED certified, currently under review. Projected total cost: \$6,200,000. Role: Project Designer

One51Main, Pensacola, FL

2014

3-story, 24,000 square foot mixed use building located at the Maritime Park in downtown Pensacola. Building contains 1st floor retail, 2nd floor office, 3rd floor residential and includes private garages for residential tenants, a 1,500 SF event deck, and retail/dining promenade. The building, located at the primary entry to the park, was designed using traditional materials found within the historical warehouse district and contrasted with contemporary styles to create a transition from the architecture along Palafox to the new development towards the west. Construction Budget: \$3 million. Project Role: Project Manager

Lakeview Children's Building, Pensacola, FL

2011

New 48,500 SF building for Lakeview Center. First floor has fully functional classroom space and activity rooms for charter school. Upper level have offices, group rooms and conference rooms. Construction Cost: \$6,000,000. Project Role: Project Designer

Gulf Power District Operations Center, Pensacola, FL

2009

Facility include 16 permanent employee spaces, and it able to accommodate the influx of personnel in emergency situations. Building is LEED certified. Construction Cost: \$1,360,000. LEED Consultant

Escambia County Central Office Complex, Pensacola, FL

2010

New 79,000 SF office facility. Project is the first LEED Certified design for Escambia County, and was recently awarded LEED Gold Certification. The facility includes innovative features such as a green roof system and pervious concrete paving. Projected total cost: \$11,950,000. Role: LEED Consultant

Spencer Bibbs Faculty/Staff Resource Training Center, Pensacola, FL

2014

45,000 SF renovation of existing elementary school into district wide training center for Escambia County School District faculty and staff. Three departments were moved to the location with offices, training rooms, and collaborative work spaces designed for each. Project was awarded through a continuing contract with the ECSD. Construction Cost: \$1,080,000. Project Role: Project Designer



Steve Jernigan, FAIA, LEED AP BD+C

Project Support

Location
Pensacola, FL

Education
Bachelor of Architecture
Bachelor of Science in
Environmental Design
Auburn University

Professional Registrations
Registered Architect:
FL, AL, MS, GA, CO
Registered Interior Designer:
FL
Registered Threshold
Inspector:
FL
NCARB

Years in Practice
33

Memberships
American Institute of
Architects (AIA)
Fellow, Past President—State
of Florida; U.S. Green Build-
ing Council, Member, Past
Membership Chair; NAIOP,
board member, Chapter
President

Relevant Experience

Gulf Breeze Community Center, Gulf Breeze, FL 2012
44,000 square foot, \$6.2 million dollar recreation center for the City of Gulf Breeze (existing 20,000 square foot renovation, new 24,000 square foot addition). This project includes two basketball gymnasiums, four multi-purpose rooms, a game room, a full service commercial kitchen and tennis courts. The design also includes an exterior covered porch area that overlooks all tennis courts, tiered landscaped seating, and a tennis pro shop. The project will be LEED certified, currently under review. Projected total cost: \$6,200,000. Role: Project Manager

Escambia County Central Office Complex, Pensacola, FL 2010
New 79,000 SF office facility. Project is the first LEED Certified design for Escambia County, and was recently awarded LEED Gold Certification. The facility includes innovative features such as a green roof system and pervious concrete paving. Construction Cost: \$11,950,000. Role: Project Manager

First Church of the Nazarene, Pensacola, FL 2006
New 25,000 SF family life center. Complete with indoor basketball and volleyball court, classrooms, offices, kitchen and dining areas, and restroom and locker facilities. Construction cost: \$2,400,000. Project Role: Project Architect / Manager

YMCA Prototype, Perdido and Pace, FL locations n/a
This 32,500 SF recreation center was designed as a prototype to be built in both Perdido and Pace. The program includes a large gymnasium, locker rooms/restroom facilities, indoor and outdoor pools, an adult fitness center, and several multi-purpose rooms. The site was designed for future growth and used a metal building as the primary structure. A clerestory was used to add natural light to the interior space. Budget: \$6,000,000. Project Manager

Spencer Bibbs Faculty/Staff Resource Training Center, Pensacola, FL 2014
45,000 SF renovation of existing elementary school into district wide training center for Escambia County School District faculty and staff. Three departments were moved to the location with offices, training rooms, and collaborative work spaces designed for each. Project was awarded through a continuing contract with the ECSD. Construction Cost: \$1,080,000. Project Manager

Lakeview Children's Building, Pensacola, FL 2011
New 48,500 SF building for Lakeview Center. First floor has fully functional classroom space and activity rooms for charter school. Upper level have offices, group rooms and conference rooms. Construction Cost: \$6,000,000. Project Role: Project Manager



Mechanical/Plumbing Engineer

Location Pensacola, FL	Relevant Experience
Education Vanderbilt University Bachelor of Engineering in Mechanical Engineering	University Of South Alabama Student Recreation Center , Mobile, Alabama The project was for the design of a new student recreational facility. Included in this facility are gymnasiums, fitness rooms for spinning, weight lifting, aerobics, and rock climbing. Additionally, an indoor running track and indoor and outdoor swimming pools were designed. Facility infrastructure was designed as extensions of existing central campus distribution system. Chilled water and heating hot systems are services from the m the many campus central energy plant. Electrical service was extended from the campus electrical power grid and domestic water was acquired from the campus wide distribution system. Air conditioning systems design incorporated the campus hydronic systems with constant volume and variable air volume air distribution systems. Constant volume was primarily designed for the large exercise areas with the variable volume systems design for the administrative areas. Energy recovery units were included to benefit building operations while minimizing energy consumption. Power and plumbing systems design were specific to the functionality of the specific areas. The indoor/outdoor pools areas and versatility for workout equipment arrangements were of primary concern. The facility is two stories with approximately 116,000 square feet. The anticipated cost of contraction for this project is \$30,000,000.00
Professional Registrations Florida Professional Engineer Alabama Professional Engineer Louisiana Professional Engineer Mississippi Professional Engineer Tennessee Professional Engineer LEED AP	Sanders Beach Community Center , Pensacola, Florida This project was for the design of a new community center having approximately 18,000 square feet. This design pertained to mechanical, electrical and plumbing disciplines. Included in this facility were a multiple dining/lecture hall, arts and crafts room, exercise, recreational and media rooms. The air conditioning system design was split system air conditioning units with gas fired furnaces. A dedicated outdoor air unit provided ventilation. Each of the segregated rooms was established as an individual zone. Systems controls were electronic with a central control panel in the administrator's office. A commercial kitchen was included in the plumbing and air conditioning design. The electrical and plumbing designs followed functionality of the building. Total project cost was approximately \$4,000,000.00. City of Pensacola, Roger Scott Sports Complex , Pensacola, Florida This project provided a recreational facility for the public. Specific requirements of the building were for a gymnasium, meeting rooms, weight lifting, kitchen and exercise rooms. Complete mechanical, plumbing and electrical designs were provided. Estimated construction cost of the mechanical, electrical and plumbing design exceeded \$2,000,000. Semmes Community Park Renovation , Mobile, Alabama This project required an air conditioning system with 100% outdoor air. Ventilation rates exceeded the capacity of standard split system direct expansion air conditioning equipment. Building pressurization and operating efficiencies were a primary concern of the design.
Years in Practice 38	Citronelle Community Center , Mobile, Alabama Energy efficiency was a concern of the building design. New technology air conditioning equipment was the basis of design. The equipment is high pressure equipment that operates a group of evaporator sections on a single condensing unit. Multiple zones were designed to regulate space temperature and humidity. Plumbing and electrical system designs followed functionality of the building with a gathering room, kitchen, bathrooms and administrative offices.
Memberships American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Florida Engineering Society (FES) National Fire Protection Association (NFPA) National Society of Professional Engineers	Fricker Community Center , Pensacola, Florida This project required the addition of a weight room, renovation of the gang bathrooms and the kitchen. Existing equipment was reused to the greatest extent possible for plumbing, electrical and air conditioning systems. A new air conditioning system was installed for the new addition with air flow adjustments to accommodate ventilation rates.

Arun Varghese, P.E.

Electrical Engineer

2

Location

Pensacola, FL

Education

Pensacola Christian College
BS in Electrical Engineering
University of South Alabama
BS in Electrical Engineering

Professional Registrations

Florida Professional Engineer

Years in Practice

5

Relevant Experience

University Of South Alabama Student Recreation Center, Mobile, Alabama

The project was for the design of a new student recreational facility. Included in this facility are gymnasiums, fitness rooms for spinning, weight lifting, aerobics, and rock climbing. Additionally, an indoor running track and indoor and outdoor swimming pools were designed. Facility infrastructure was designed as extensions of existing central campus distribution system. Chilled water and heating hot systems are services from the m the many campus central energy plant. Electrical service was extended from the campus electrical power grid and domestic water was acquired from the campus wide distribution system. Air conditioning systems design incorporated the campus hydronic systems with constant volume and variable air volume air distribution systems. Constant volume was primarily designed for the large exercise areas with the variable volume systems design for the administrative areas. Energy recovery units were included to benefit building operations while minimizing energy consumption. Power and plumbing systems design were specific to the functionality of the specific areas. The indoor/outdoor pools areas and versatility for workout equipment arrangements were of primary concern. The facility is two stories with approximately 116,000 square feet. The anticipated cost of contraction for this project is \$30,000,000.00

Sanders Beach Community Center, Pensacola, Florida

This project was for the design of a new community center having approximately 18,000 square feet. This design pertained to mechanical, electrical and plumbing disciplines. Included in this facility were a multiple dining/lecture hall, arts and crafts room, exercise, recreational and media rooms. The air conditioning system design was split system air conditioning units with gas fired furnaces. A dedicated outdoor air unit provided ventilation. Each of the segregated rooms was established as an individual zone. Systems controls were electronic with a central control panel in the administrator's office. A commercial kitchen was included in the plumbing and air conditioning design. The electrical and plumbing designs followed functionality of the building. Total project cost was approximately \$4,000,000.00.

Semmes Community Park Renovation, Mobile, Alabama

This project required an air conditioning system with 100% outdoor air. Ventilation rates exceeded the capacity of standard split system direct expansion air conditioning equipment. Building pressurization and operating efficiencies were a primary concern of the design.

Citronelle Community Center, Mobile, Alabama

Energy efficiency was a concern of the building design. New technology air conditioning equipment was the basis of design. The equipment is high pressure equipment that operates a group of evaporator sections on a single condensing unit. Multiple zones were designed to regulate space temperature and humidity. Plumbing and electrical system designs followed functionality of the building with a gathering room, kitchen, bathrooms and administrative offices.

Other Projects Include:

- Multi-Purpose Buildings for Schools and Churches
- University of South Alabama Student Center
- Imogene Theater in Milton

project approach

Design Phase Services:

We do not feel that during the process we have the answer – design is a process of problem solving, which takes much time and deliberation, and sometimes compromise. We have no hesitancy in exploring various alternative solutions – we will continue to work the design process until the functional, cost, and aesthetic issues are resolved. This is accomplished under guidance of one of the firm's partners – we do not delegate project management / control to interns or recent architectural graduates – we feel our experience as partners in this firm (ranging from 33 to 39 years) affords each project the benefit of “buildable” design expertise. Especially with a specialized facility such as this project, we would work closely with you to finalize the program and design to meet your specific needs.

Cost, Scheduling and Quality Control:

Simply stated, our success in cost, scheduling and quality control comes from the extensive experience of the people who manage, design, produce construction documents, and provide construction administration. We feel our track record in meeting budgets and schedules is a direct result of “working smart”. We have the local knowledge of construction types, practices and costs which enable us to know early on how the budget and scope of the project will mesh. Our in-house cross-checking of contract documents, by another partner in the firm, gives us an impartial look at the coordination of disciplines. We have achieved an outstanding record of schedule performance with projects ranging from minor renovations to large, complex, multi-phase projects.

Project Communication:

We have determined via use of the Internet and email, we have capability to keep all parties informed as to the status of the project. We have completed projects for numerous clients where digital drawing files are emailed for more expeditious review and coordination. As the Project Manager is the sole point of contact throughout the project, our clients are assured there is a continuous information stream between all parties – owner, architect, engineers, and other parties. We have an established project history with our consulting engineers, they know our expectations, and jointly we successfully coordinate between the trades. To verify our success of Project Communication we recommend you contact our client references. Bluntly inquiring their opinions will offer you such verification.

Construction Administration communication (Owner-Architect-Contractor) is the final, yet often most important, link to a successful project. Particularly with renovation projects, Architect-Contractor communications are critical. Discovery of unforeseen conditions is often inevitable. Rapid yet thorough responsiveness to such discovery can be critical to maintaining project schedule and budget. Our ‘record’ of successful renovation project Construction Administration communications (Gulf Breeze Community Center, Duh, Cordova Commons) represents our continued commitment to our Client.



project understanding

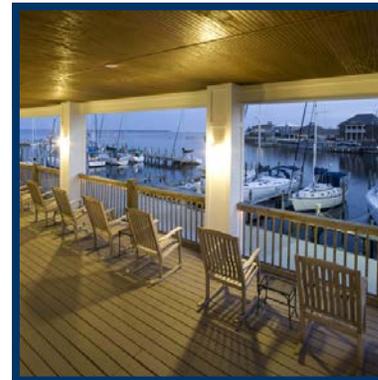
Scope of Work to be Completed:

You have stated the Project Description as:

"The Pro Shop, Clubhouse, Bar and Restaurant renovations will improve upon the existing configurations and space allocations as well as modernize and add new amenities"

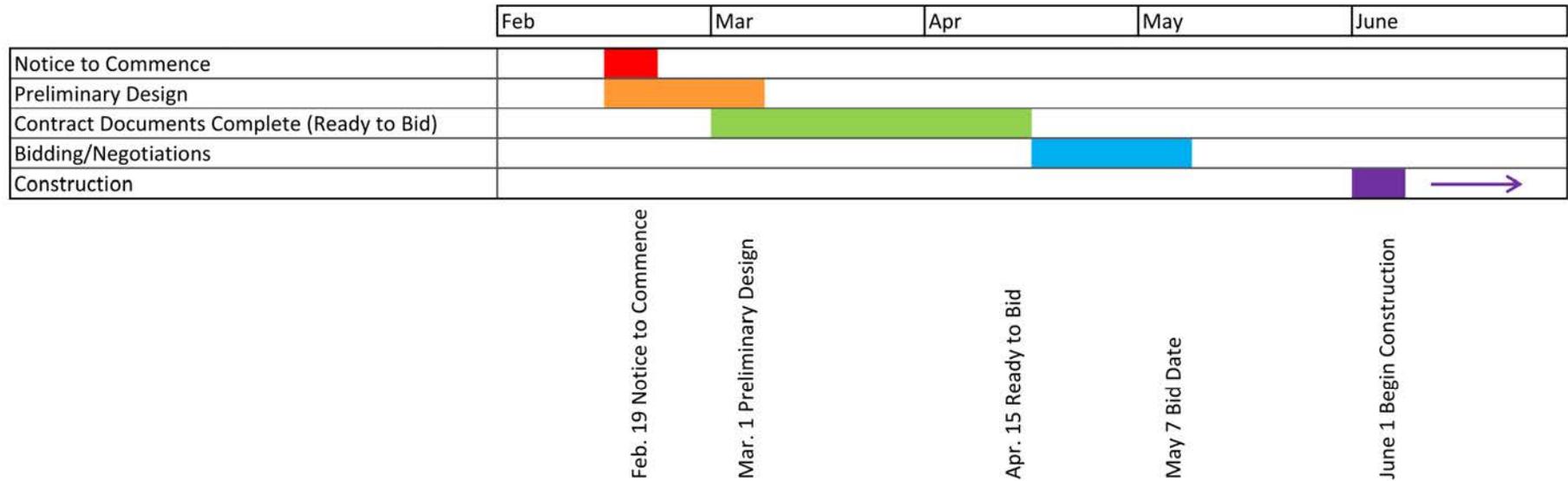
Additionally you have offered the following six items as *"Work to be completed"*:

1. Development of a consensus plan for the use of the pro shop building, clubhouse, bar, and restaurant. Conceptual design (at least three options). Each concept should address underutilized space, inefficient operations, staff and customer traffic flow, maximum earning potential and overall customer service.
2. Preparation of budgets/detailed cost estimates/cost management for the 3 conceptual designs.
3. Schematic design of the selected option. Finalize budget/detailed cost estimates/cost management of the schematic design.
4. Construction documents. Preparation of specifications for bid purposes.
5. Administration of construction bid.
6. Construction administration.



project understanding

Proposed Timeline:



Note: We understand that the building will continue to operate during construction. In turn, we recognize the importance of phasing construction, if necessary, so that no activities are interrupted (similar to the Gulf Breeze Community Center addition/renovation). We will work with the City to accommodate all scheduled events to provide a safe and functional working environment.

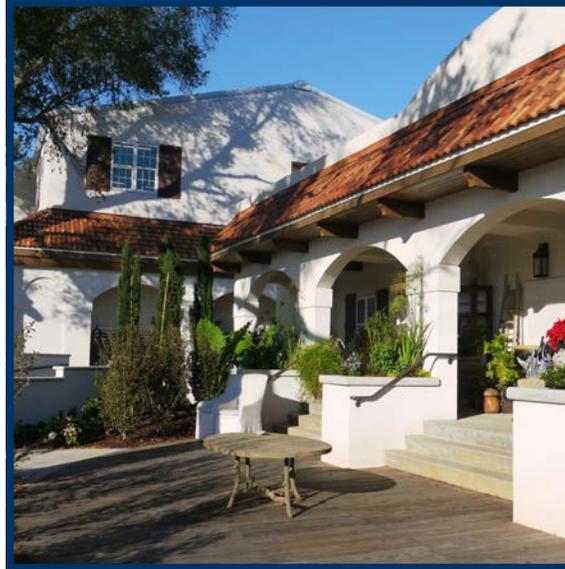


similar project experience

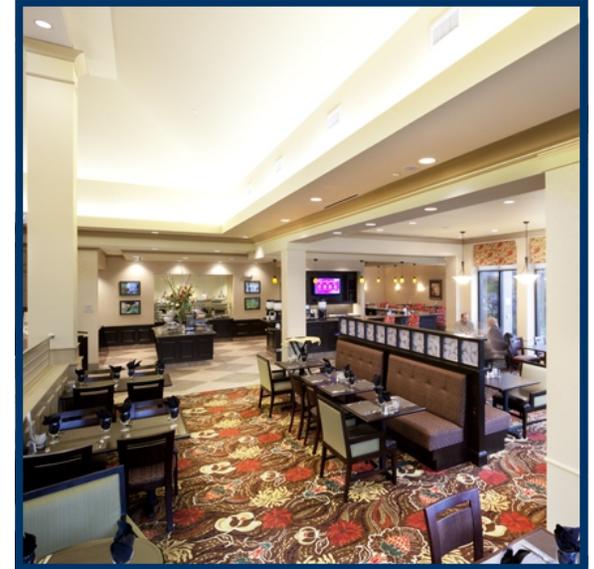
4



Gulf Breeze Community Center
Addition / Renovation



DUH for Garden and Home
Addition / Renovation



Hilton Garden Inn Airport

similar project experience



Project Information:

Name: Gulf Breeze Community Center, Gulf Breeze, FL

Owner: City of Gulf Breeze

Contact: Ron Pulley, Director Parks and Recreation, City of Gulf Breeze (850) 934-5140

Completed: 2013

Size/Type: 44,000 SF Community Center

Cost: \$6,200,000

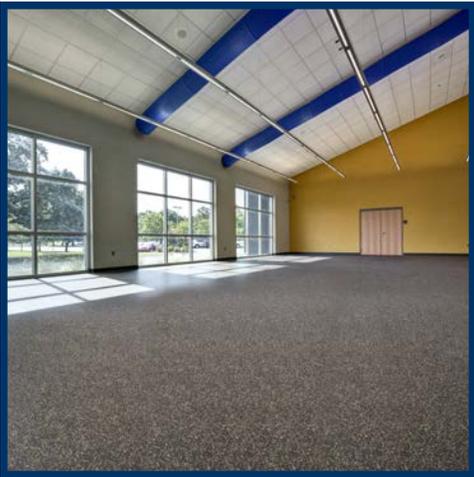
Escambia County Central Office Complex

Community center for the City of Gulf Breeze (existing 20,000 square foot renovation, new 24,000 square foot addition). Project includes two basketball gymnasiums, four multi-purpose rooms, a game room, a full service commercial kitchen and tennis courts. The design also includes an exterior covered porch area that overlooks all tennis courts, tiered landscaped seating, and a tennis pro shop. The project will be LEED certified, currently under review.



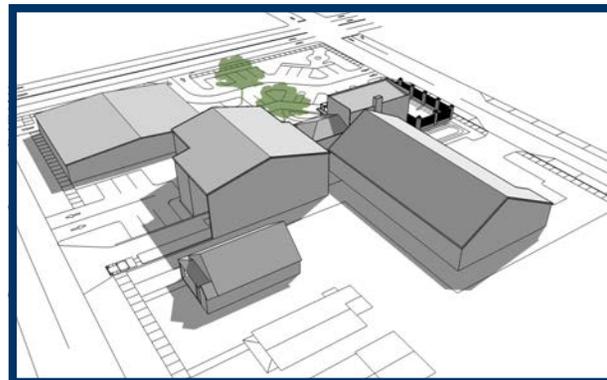
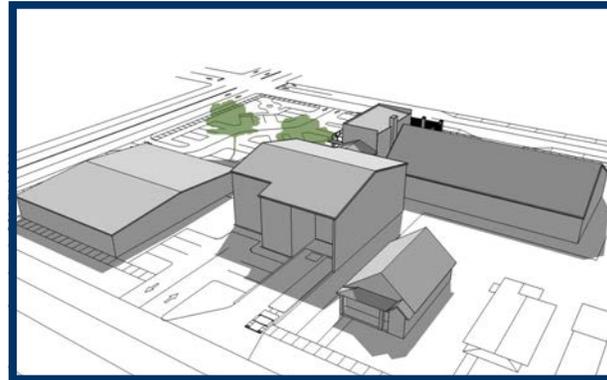
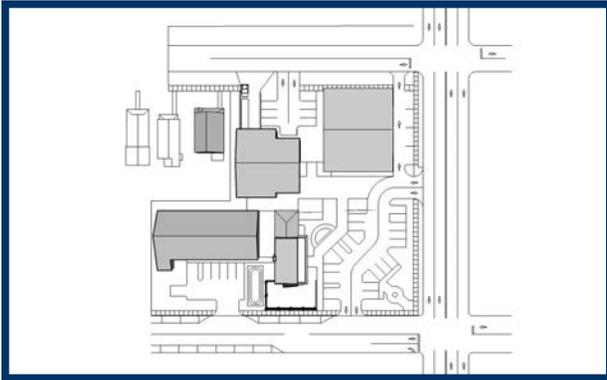
Project Schematic Renderings

similar project experience



similar project experience

4



Project Information:

Name: DUH for Garden and Home Addition / Renovation, Pensacola, FL

Owner: James Rigsbee, President

Contact: James Rigsbee, (850) 439-0640

Completed: 2013

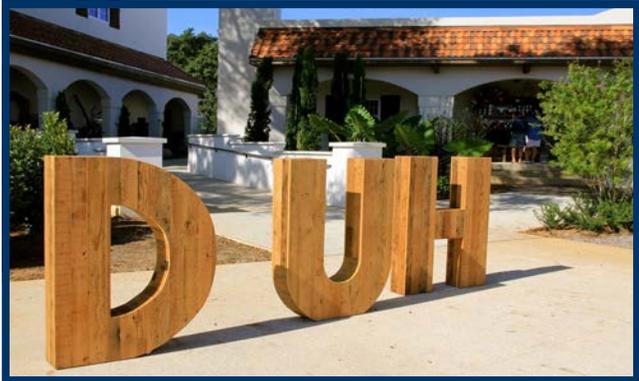
Size/Type: 14,775 SF Retail, Restaurant, Warehouse

Cost: \$1,600,000 (excluding FF&E, landscaping and Food Service Equipment).

DUH for Garden and Home Addition / Renovation

Renovations and additions to an existing Garden and Home Sales Facility. Renovation of 10,000± SF plus new construction of 1,100SF food service and 3,675 SF Warehouse. Renovations include addition of new Restaurant including full kitchen services and expansion of existing specialty retail sales. Site scope includes new parking, sub-surface stormwater detention system, site lighting and extensive landscaping.

similar project experience



similar project experience



Project Information:

Name: Hilton Garden Inn Airport, Pensacola, FL
Owner: Highpointe Hotel Corporation
Contact: Bob Cleveland, Senior Vice President/Partner, (850) 932-9314
Completed: 2012
Size/Type: 88,700 SF Hotel with Meeting Facilities
Cost: \$12,000,000

Hilton Garden Inn Airport

88,700 SF five story, 135 Room, hotel project. Full Service Kitchen, Bar, Restaurant and 3,300 SF Meeting-Banquet room.



Shadow Study



Project Rendering

similar project experience

4



current workload

5

Much like other firms along the Gulf Coast as was as nationally, Bay Design's workload has decreased significantly in this economic downturn; While the numbers have begun trending up, we still maintain the capacity to immediately begin work on your new office.

The firm continues its commitment to client-oriented service with an emphasis on design excellence within a budget.

Jennifer Beasley

Secretary / Treasurer, A.E. New, Jr. Inc.
(850) 472-1001

*"Their understanding of project management and contract administration has given them the **skills needed to help maintain construction schedules and budgets...**I would recommend Bay Design for any project."*

- Jennifer Beasley



schedule and budget

Bay Design has earned a reputation for consistently meeting budget and schedule goals with minimal or no change orders. Additionally we have developed knowledge of local codes, established relations with local contractors, achieved an understanding of regional construction practices and have a proven record of successful project management. We have a successful and established relationship with the governmental regulatory agencies specific to the Tiger Point area.

Budget / Cost Control Performance

Escambia County School District IT Renovations, Pensacola, FL

Budget: \$450,000
Estimated Cost: \$450,000
Construction Contract Cost: \$355,000
Final Contract Cost: \$357,500
\$92,500 Under Budget

Gulf Power District Operations Center, Pensacola, FL

Budget: \$3,300,000
Estimated Cost: \$2,089,000
Construction Contract Cost: \$1,213,200
Final Contract Cost: \$1,356,863
\$1,943,137 Under Budget

Shoal River Middle School, Crestview, FL

Budget: \$14,000,000
Estimated Cost: \$14,000,000
Construction Contract Cost: \$11,500,000
Final Contract Cost: \$11,500,000
\$2,500,000 Under Budget

Escambia County Central Office Complex, Pensacola, FL

Budget: \$14,000,000
Estimated Cost: \$12,800,000
Construction Contract Cost: \$11,800,000
Final Contract Cost: \$11,950,000
\$2,050,000 Under Budget

Schedule Performance

Escambia County School District IT Renovations, Pensacola, FL

Agreement Executed: November, 2009
Construction Documents Complete: February, 2010
Substantial Completion: April, 2010, 1 month ahead of schedule

Gulf Power District Operations Center, Pensacola, FL

Agreement Executed: February, 2008
Construction Documents Complete: August, 2008
Substantial Completion: June 2009, on schedule

Shoal River Middle School, Crestview, FL

Agreement Executed: May 2006
Construction Documents June 2007
Substantial Completion: May, 2009, ahead of schedule

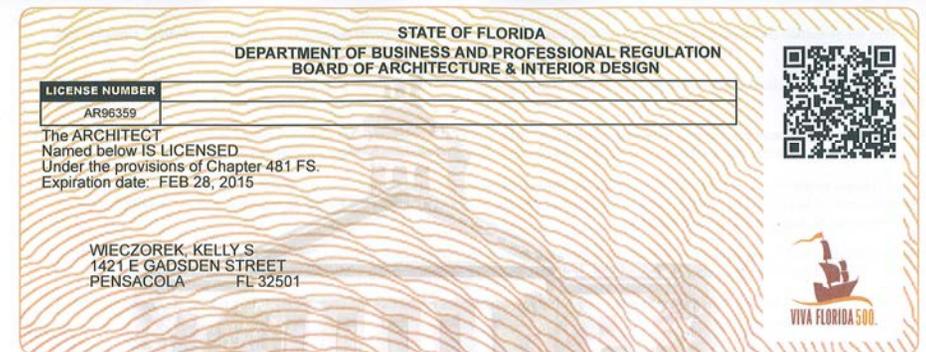
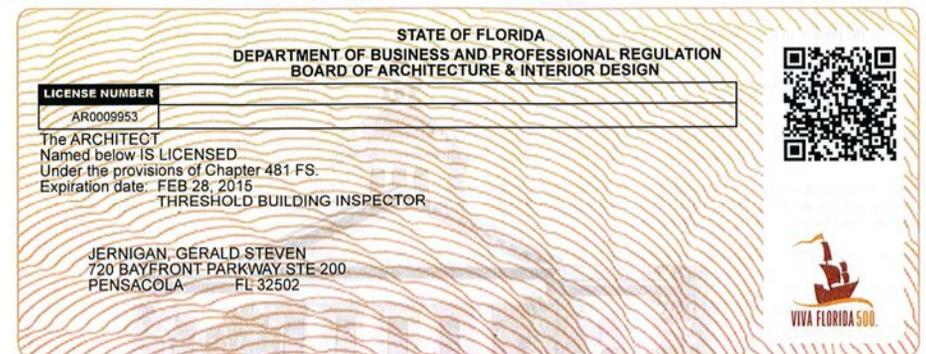
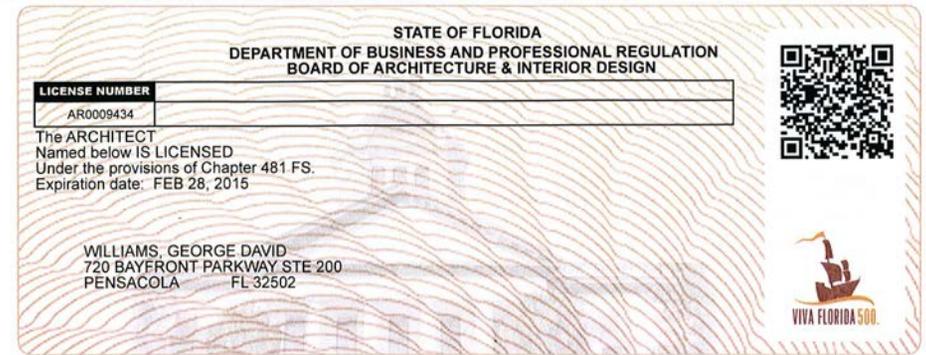
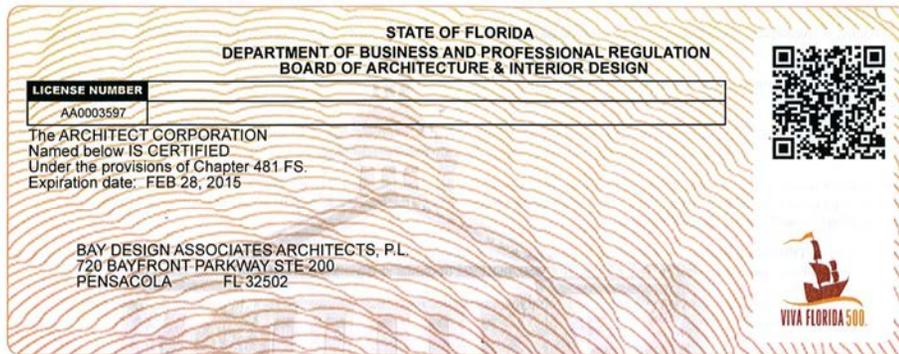
Escambia County Central Office Complex, Pensacola, FL

Agreement Executed: November, 2006
Construction Documents Complete: September, 2008
Substantial Completion: August, 2010



registrations, certificates, licenses

Architecture: Bay Design Associates Architects, PL is a licensed architecture firm with 3 licensed architects



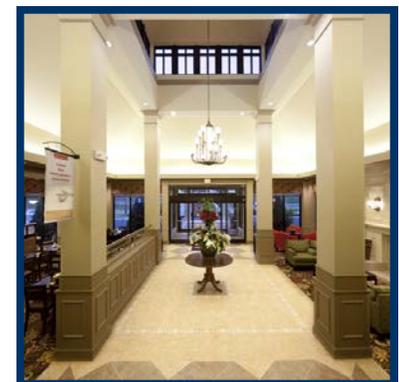
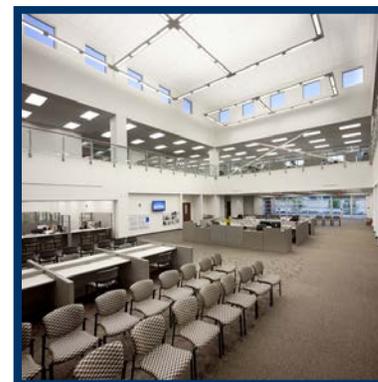
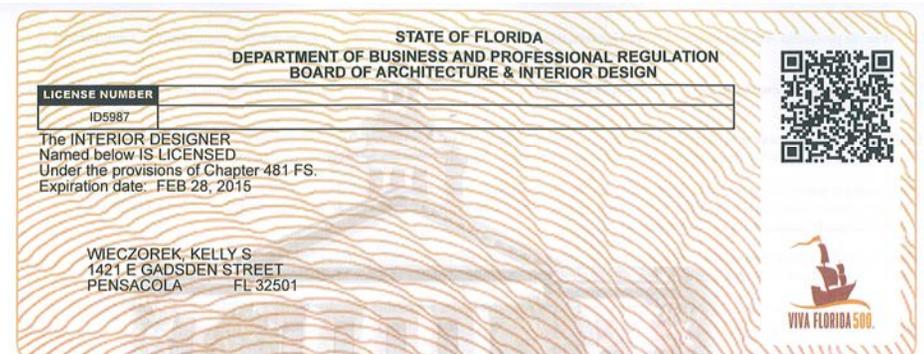
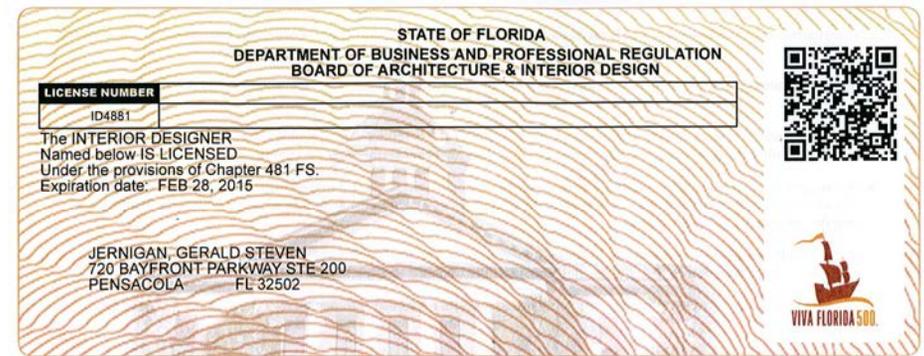
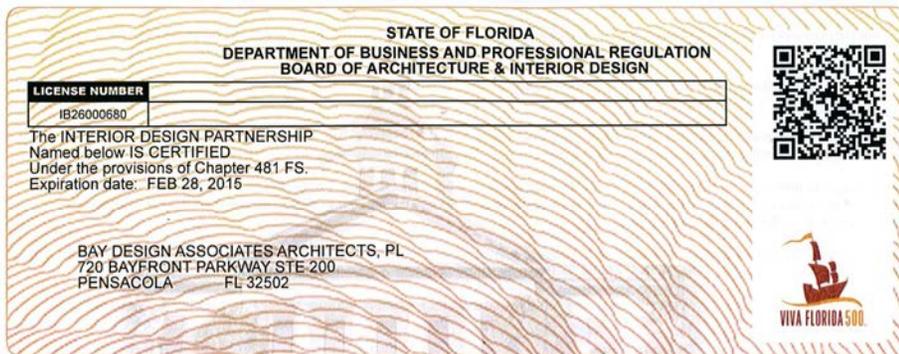
Note:
Steve Jernigan is also a
licensed Threshold
Building Inspector



registrations, certificates, licenses

6

Interior Design: Bay Design Associates Architects, PL is a licensed interior design firm with 2 licensed interior designers



sub-consultants

7

H.M. Yonge & Associates—Mechanical, Electrical, Plumbing Consultants

All architecture and Interior Design to be completed in-house by Bay Design Associates Architects, PL



ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/27/2013



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

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

PRODUCER USI Insurance Services, LLC 1715 N. Westshore Blvd. Suite 700 Tampa, FL 33607		CONTACT NAME: PHONE (A/C, No, Ext): 813 321-7500 FAX (A/C, No): 813 321-7525 E-MAIL ADDRESS: ADDRESS:	
INSURED Bay Design Associates Architects P.L. 720 Bayfront Parkway Suite 200 Pensacola, FL 32502		INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : XL Specialty Insurance Company 37885 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			DPS9712788	12/24/2013	12/24/2014	\$2,000,000 per claim \$2,000,000 annl aggr.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Professional Liability is written on a claims-made and reported basis.

CERTIFICATE HOLDER FOR PROPOSAL PURPOSES	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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programming process

We understand the importance of programming for a project such as this. During the programming and design phases of the City of Gulf Breeze Community Center, Bay Design organized a series of Community Input meetings to not only discuss with members of the community how the project was evolving, but also to gain their insight on programmatic 'wants' and 'needs'. We propose a similar process with the Tiger Point Renovation project, where we would work with the City, staff (event coordinators, chef, managers, etc) and users to strategize the best possible solution for the project.

A similar process was also used for the renovation of the Escambia County School District Administration Building as well as the Escambia County Central Office Complex. We met with each department to review their needs as they moved from multiple facilities to one building. Special attention was given to security, privacy between departments, and shared common spaces to save cost.

We are currently working on a renovation at Pensacola State College incorporating the findings of a similar study.

Community input programming matrix demonstrating input from City, Staff, and Community at each meeting. Color coding represents the inclusion of requests into the final design.

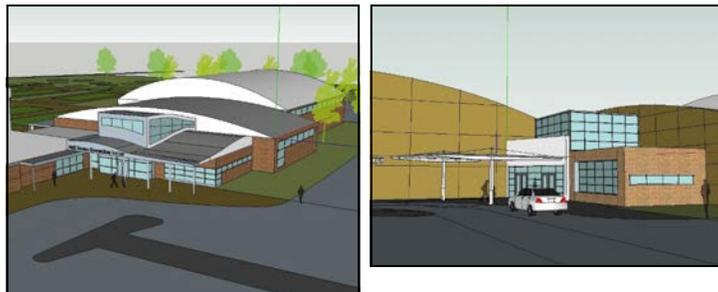
	City Requests	Community Meeting 1 Input	Email Follow-Up	Community Meeting 2 Input
General Requests	Staff friendly Multi-functional Security/control Low maintenance/durable Efficient design Relocate tennis courts Additional parking Nice entry	Staff friendly Multi-functional Passenger Drop-off / Pick-up Additional Parking Shelter Building to pronounce the City Security/Control Green design	Durable materials Exterior pleasing to the eye Easy drop-off and traffic flow	More water fountains Showers attached to restrooms Expandable rooms (movable walls) 2nd floor with outside porch for viewing Large flag poles out front Central 'hall of fame' Large bulletin area Additional parking Ticket booth/cashier in lobby Green building Nets between courts Consider of placement of new tennis courts New scoreboards
Spaces Requested	1 Additional gymnasium, 110'-0" x 110'-0" Multi-purpose rooms Larger kitchen Waiting area for kids Additional restrooms Larger office space	Large Multi-purpose room Main entry control point Showers Additional restrooms accessible to exterior Larger kitchen Dance rooms Game room Trophy/Art display Rock climbing Pool Dedicated Auditorium Meeting rooms (AV, Technology) Coffee shop Concession Organic garden Outdoor gazebo Tennis pro-shop Additional storage Splash pad Central media area	Dedicated senior game room Dedicated Auditorium Local art display Racquetball/Handball Child care center Exterior restrooms Tennis office/clubhouse Outdoor patio Central monitoring entrance (including tennis) Soccer Field Expanded skate park Indoor walking track/treadmill	First aid room Quiet room Sandwich shop Special needs room (tactile surfaces, etc.) Pool with water slides, splash pool Lap pool Tennis pro shop Track Racquetball courts Dance floor Dedicated Auditorium Sound proof rooms (yoga, etc.) Commons/Lobby area Senior citizens room Restrooms near meeting rooms Outdoor water feature/splash pool Functional kitchen Coffee bar area
Programs Requested	Senior groups Luncheons Business meetings Weddings	School dances Senior exercise classes Senior activities (bridge club, etc) After-school programs General aerobics Teen/Youth/Family activities	Table sports (table tennis, bumper pool, foosball)	Space to provide for volleyball tournaments Able to use multiple gym courts at once
Other Requests		Sound isolation between spaces Change flooring from carpet to resilient Add mirrors Hardwood floors for dance Easy furniture set-up Clocks Integrated Speakers/Music system Separate temperature controls Wi-Fi Interior windows for monitoring	Adjustable thermostat Light sensors Automatic plumbing fixtures Cold water fountains Resurface tennis courts Additional outside seating Lights on all fields/courts (not just tennis)	Acoustical issues

Incorporated into plan
City to determine based on cost
Areas outside of Rec Center, Add to master plan
Dedicated spaces, not multi-functional



programming process

When meeting with the Community, City Council, City Staff, Users, and Planning Board, we used many of the design tools available to help communicate the ideas being discussed. Everything from rendered floor plans to 3-d Google Sketch-up models were used to help the groups understand the design process and evaluate the project throughout each stage of development.



Using 3-d modeling software not only helped to create a visual representation of the building for those not familiar with reading floor plans, but also allowed for our team to make quick changes and show many different design options for key elements of the project. The entry, for example, was a major component, and we were able to give many options to gather input from the community and users.



sustainable design

Bay Design is highly aware of the need for the building industry to be more environmentally responsible to minimize detrimental effects to our environment. Our team has embraced sustainable design concepts and strategies and is committed to working with our clients to carefully and responsibly integrate sustainability into the design and construction practices related to each project. We understand that the design of each project should incorporate practical responses to the region's climate, and consistent with recent trends, should assume a continued increase in fuel related (electricity, water, sewer, natural gas) expenses associated with the operation of the building.

Bay Design's commitment to the sustainable design process is also demonstrated by members of our staff who have attained the status of LEED Accredited Professional (LEED®AP). Several members of our staff are presently accredited*, while the entire Bay Design project team recognizes the value of developing skills and competencies in this essential design approach. Our firm, and entire team, also has verifiable LEED Certified projects.

Whether you choose to go with the LEED rating system, Green Globes, Energy Star, or just 'Go Green', Bay Design able to make the process smooth and effective.

To help with your sustainable needs, we currently offer

- LEED Certification Guidance and Assistance
- In-house Green Consulting
- High Performance Building Design

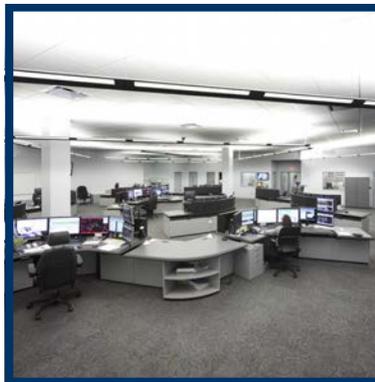
Our Consultants can help with

- Building Energy Simulation
- Building Performance Monitoring and Evaluation
- Building Energy Codes Compliance
- LEED Commissioning

- * Kelly Wieczorek, AIA, LEED AP BD+C, Director of Sustainable Design
- * Steve Jernigan, FAIA, LEED AP BD+C, Managing Partner



Escambia County Central Office Complex, Pensacola, FL
LEED Gold



Gulf Power Distribution Operations Center, Pensacola, FL
LEED Certified



Gulf Breeze Community Center, Gulf Breeze, FL
Pending LEED Certification



Member of the US Green Building Council (USGBC)

why bay design?

10

Summary

1. **Single Point of Contact**

What sets Bay Design Associates Architects apart from our competition is PERSONAL SERVICE. We don't switch designers/managers/detailers/construction administrators during the design and construction process. There is a single point of contact throughout the entire project. This process has been very positive, as seen by our high number of repeat clients. The contact for this particular project will be George Williams, AIA, the same Project Manager who designed many of the office facilities shown in this package.

2. **Proximity to site**

We are a local Architectural firm situated in downtown Pensacola. We are within a close driving distance to attend all meetings and we have the ability to react quickly during construction to avoid delays. Location: Approximately 11 miles to Tiger Point Country Club

3. **Proven experience with projects in the City of Gulf Breeze**

Bay Design Associates has worked within the City of Gulf Breeze numerous times, including the recent addition and renovation of the Gulf Breeze Community Center, as well as the restroom and concession stands for the surrounding playing fields. Our consultants also have extensive experience with the area.

4. **Extensive experience with hospitality facilities**

As seen in our submittal package, we have recent expertise in the design of new Hospitality Facilities including hotels and restaurants, as well as extensive experience in an array of Commercial Renovation projects both hospitality and non-hospitality. We have proven experience with such facilities of all sizes, scales, construction costs, and schedules and will work with the City to determine the best possible solution for the project.

5. **Experienced with building materials and building types**

With over 65 years experience between our Partners, we have the proven expertise to design and construct facilities for this area. We also have extensive knowledge of local Contractors and can help the County determine the best possible means of construction. We have worked within many of the local governmental entities throughout Northwest Florida and we understand the procedures relating to funding, as well as the local design codes and ordinances. We are able to assist the Owner with all aspects of the project, from initial programming through bidding and project close-out.

6. **Team Experience**

Bay Design has assembled a premier team of consultants, each with proven experience in office facilities. Bay Design has successfully teamed with each of these firms on numerous projects – demonstrating an interactive and proven working relationship to achieve the desired results. The consultants selected for this project are familiar with the systems in the existing building, and have considerable experience in the design of similar facilities.

7. **Overall Ability**

Bay Design Associates has a reputation for consistently meeting budget and schedule goals with minimal change orders, and have a widespread knowledge of local codes, Contractors, and construction practices. We have also worked within many of the local governmental entities throughout Northwest Florida. We understand the procedures relating to funding, as well as the local design codes and ordinances.

Approximately 90% of our workload comes from repeat clients





baydesign

ARCHITECTURE