



## Memorandum

**Memorandum No: 25-082**

**TO:** Honorable Mayor and Members of the Fort Lauderdale City Commission

**FROM:** Rickelle Williams, City Manager *RW*

**DATE:** May 30, 2025

**SUBJECT: Holiday Park Parking Garage – Amended Unsolicited Proposal**

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The City of Fort Lauderdale received an unsolicited proposal on March 7, 2025, for a parking garage at Holiday Park. The proposal was distributed to the City Commission on March 11, 2025. Subsequently, City staff reviewed the proposal and met with the proposer, Holiday Park Parking Partners LLC, to further understand the proposal's objectives, methodologies, and the proposed scope of work.

The proposer submitted a revised proposal on April 10, 2025. The updated proposal provides additional information including project timelines, financial plans, and potential project integrations such as a new surface parking lot, a Fire Rescue/EMS station, and/or a vertiport.

City staff provided the City Commission with an update on Holiday Park parking efforts at the May 20, 2025 Commission Conference meeting. The presentation highlighted the status of the current efforts and noted that the City received two unsolicited proposals for parking facilities at Holiday Park including the proposal from Holiday Park Partners LLC and another from Park Place Garages LLC. The City Commission provided feedback and requested that staff further evaluate both of the proposals.

On May 28, 2025, Holiday Park Parking Partners LLC submitted an amended version of its April 10, 2025, proposal. The amended proposal includes updates and enhancements to support a clearer and more comprehensive understanding of the proposer's project vision and implementation strategies. Specifically, the amended proposal includes updated renderings, a revised site plan, photographic documentation of the site conditions, an updated project schedule, and the introduction of new project team members. The amended proposal is attached for your reference.

City staff will continue reviewing the two unsolicited proposals with plans to bring forward an agenda item for City Commission consideration on June 30, 2025. Please contact Ben Rogers, Acting Assistant City Manager, at 954-828-3781 or [Brogers@fortlauderdale.gov](mailto:Brogers@fortlauderdale.gov) with any questions or concerns.

Attachment:

1. Amended Proposal – May 28, 2025 Holiday Park Parking Partners Proposal

c: D'Wayne M. Spence, Interim City Attorney  
David R. Soloman, City Clerk  
Patrick Reilly, City Auditor  
City Manager's Office  
Department Directors

UNSOLICITED PROPOSAL FOR A  
PUBLIC PRIVATE PARTNERSHIP (P3) TO BUILD

# City of Fort Lauderdale Holiday Park Garage

APRIL 9, 2025  
Amendment 1 - May 28, 2025



Holiday Park  
Parking Partners

LARENCE  
APITAL  
ARTNERS

CORE

STILES  
CONSTRUCTION  
Invest • Build • Manage

JA  
JUSTIN  
ARCHITECTS

SES



WALKER  
CONSULTANTS

parking advisors

VertiPorts  
by Atlantic

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# 1

## EXECUTIVE SUMMARY

## 1.1 Letter of Interest

April 9, 2025



Mayor Trantalis and Commissioners  
City of Fort Lauderdale Commissions Office  
1 E. Broward Blvd. Suite 444  
Fort Lauderdale, FL 33301

### Re: Unsolicited Public-Private Partnership Proposal - Parking Garage with Integrated VertiPort

Dear City of Fort Lauderdale Mayor Trantalis and Commissioners,

Holiday Park Parking Partners (HPPP) is pleased to submit this unsolicited Public-Private Partnership (P3) proposal to the City of Fort Lauderdale for the development of a state-of-the-art parking garage with an integrated multi-modal center.

This innovative project aligns with Fort Lauderdale's vision for **smart, sustainable, and multi-modal** urban infrastructure, providing much-needed parking while accommodating the future of advanced air mobility.

Our team has assembled a **highly experienced group of industry leaders** specializing in transportation, AAM, and infrastructure development. With a strong financial foundation, technical expertise, and a commitment to public benefit, we are confident in our ability to deliver a transformative project that enhances connectivity, economic growth, and public safety.

We welcome the opportunity to discuss this proposal in greater detail and explore how we can collaborate with the City of Fort Lauderdale to bring this forward thinking project to fruition. Please feel free to contact me at your convenience to schedule a meeting.

We look forward to working with you and the City to redefine urban mobility and parking solutions.

Sincerely,

#### Cody Kiess

CORE President  
Holiday Park Parking Partners

CORE Fort Lauderdale  
1 E Broward Blvd, #205W & #303W  
Fort Lauderdale, FL 33301

#### David Kiley

Clarence Capital Managing Partner  
Holiday Park Parking Partners

Holiday Park  
1150 G. Harold Martin Dr, Fort Lau-  
derdale, FL 33304

## 1.2 KEY BENEFITS TO OUR APPROACH



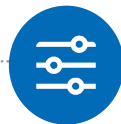
### Speed To Market

Our assembled consortium offers a turn-key development team with industry-leading experts for each component of the project. By contracting with our full-service development team, the City avoids the time it takes to identify and procure each necessary discipline and component separately. This will lead to an ultimate delivery **up to five years faster than traditional procurement** methods, while receiving the best possible development, design, construction, and operations and maintenance services the industry has to offer.



### Expanded Parking Inventory

Fort Lauderdale's continued growth and evolving transportation demands have created the need for a modern, multi-modal facility that seamlessly integrates with the city's existing infrastructure while enhancing mobility, economic development, and sustainability. Our proposed project will deliver a parking facility that supports Fort Lauderdale's transportation demands and long-term goals for transportation infrastructure.



### Flexibility and Options

By contracting with a full-service team of industry leaders in parking and transportation development, design, construction, and operations, the City will have access to the best data, methodologies, and configuration options at our "one-stop shop" that will ensure a parking facility that meets your needs now, and well into the future. We will deliver a project tailor-made to Fort Lauderdale.



### Financing and Revenue Solutions

Our team is committed to working side-by-side with the City to identify and present a financing and revenue generation model that allows the City to maximize future flexibility, retaining the ability to operate and maintain the garage while benefiting from the collection of parking and multi-modal revenues. Together, we will identify an approach that provides the best possible value to the City and its residents.



### Sustainability

We will deliver a multi-modal parking facility that is not only highly functional and cost-effective but also visually appealing and environmentally responsible. Designed with best practices in sustainability, safety, and urban integration, this facility will help the City achieve its goals for transportation and environmental sustainability.



### Adding Value

We have already begun brainstorming ideas that will add value and off-set costs to the City while enhancing public safety and services for the residents of Fort Lauderdale. Having VertiPorts as an "anchor tenant" provides the City with long-term certainties regarding revenue that will off-set the City's costs for the entire project. Our proposed EMS substation will enhance the level of service for businesses and residents in the surrounding area. This creative approach saves the City money while simultaneously increasing quality of life in the area.

### 1.3 Statutory Compliance Table

## P3 STATUTE CRITERIA

This unsolicited proposal outlines the criteria required for qualifying projects under the Florida Statutes, and meets the threshold criteria of Section 255.065(4). It provides a comprehensive overview of the necessary components, including project descriptions, financing plans, property interests, and user fees. Each section is designed to guide private entities in preparing their proposals in accordance with the statutory requirements.

### P3 STATUTE CRITERIA

### SECTION REFERENCE

#### QUALIFYING PROJECT DESCRIPTION

A detailed description of the qualifying project must be provided, including the conceptual design of the facilities or a conceptual plan for the provision of services. Additionally, a schedule for the initiation and completion of the qualifying project should be included.

2 & 3

#### PROPERTY INTERESTS

The private entity must describe the method by which it proposes to secure the necessary property interests required for the qualifying project. This section is crucial for ensuring that all legal and logistical aspects of property acquisition are addressed.

3

#### FINANCING PLANS

A comprehensive description of the private entity's general plans for financing the qualifying project is required. This should include the sources of the private entity's funds, as well as the identity of any dedicated revenue sources or proposed debt or equity investments.

3

#### CONTACT INFORMATION

To facilitate further inquiries regarding the proposal, the name and address of a contact person must be provided. This information is essential for stakeholders seeking additional details.

1

#### USER FEES AND PAYMENTS

The proposal must include the proposed user fees, lease payments, or other service payments over the term of a comprehensive agreement. Additionally, the methodology for and circumstances that would allow changes to these fees and payments over time should be clearly outlined.

3



# QUALIFYING PROJECT DETAILS

## 2.1 Description of Qualifying Project

Fort Lauderdale’s continued growth and evolving transportation demands have created the need for a modern, multi-modal facility that seamlessly integrates with the city’s existing infrastructure while enhancing mobility, economic development, and sustainability. Our proposed concept envisions a state-of-the-art, multi-functional transportation hub designed to alleviate congestion, support economic growth, and provide a future-ready solution for residents and visitors. This facility will feature a high-capacity parking structure, seamless connectivity to Fort Lauderdale’s transit network, and sustainable design elements that align with the city’s long-term vision.

To achieve this, we have carefully considered key factors such as facility size and scope, site utilization, cost efficiency, and long-term operational sustainability. The project will be designed with flexibility to accommodate the city’s evolving needs, ensuring a generational asset that enhances mobility and supports economic activity.

The envisioned development includes a four-to-six-story parking structure with 600 to 1,000 spaces to be determined by the city, inclusive of EV charging stations, and smart parking technology. The project will be located on a 207,738-square-foot site, currently unimproved, offering a blank canvas for innovative, efficient, and high-impact design. Strategically positioned customer parking will enhance accessibility and generate additional revenue for the city.

As a committed public-private partner, we will deliver a multi-modal parking facility that is not only highly functional and cost-effective but also visually appealing and environmentally responsible. Designed with best practices in sustainability, safety, and urban integration, this facility will serve Fort Lauderdale for generations to come, setting a new standard in municipal infrastructure.



**Proposed Rendering**

# DESIGN CONCEPT



## HOLIDAY PARK GARAGE DESIGN FEATURES



4-6 Stories



EV Charging



600 - 1,000 Spaces



Native Landscaping



Multi-modal Hub



VertiPort

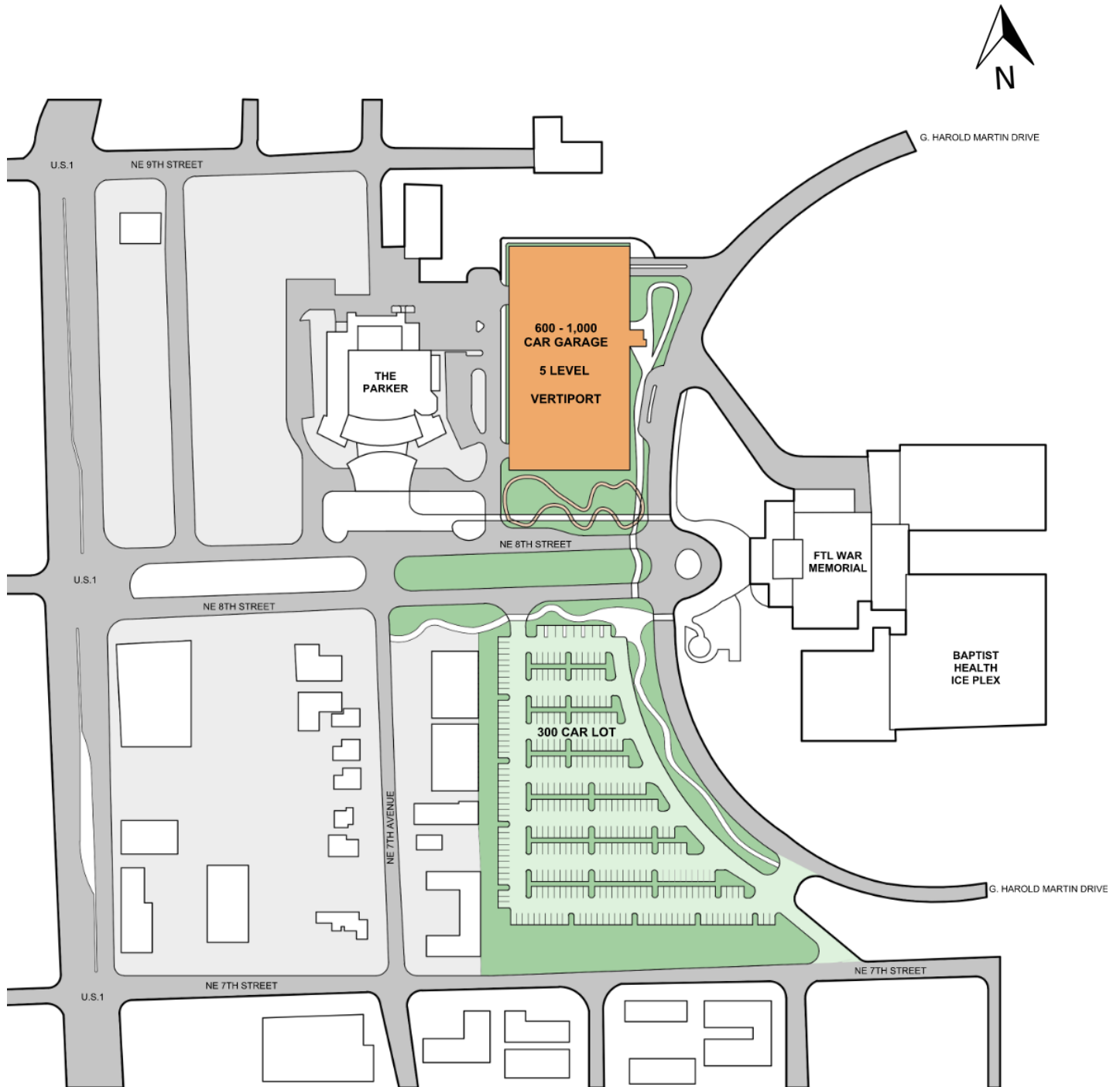


Optional Surface Lot

# HOLIDAY PARK GARAGE SITE PLAN



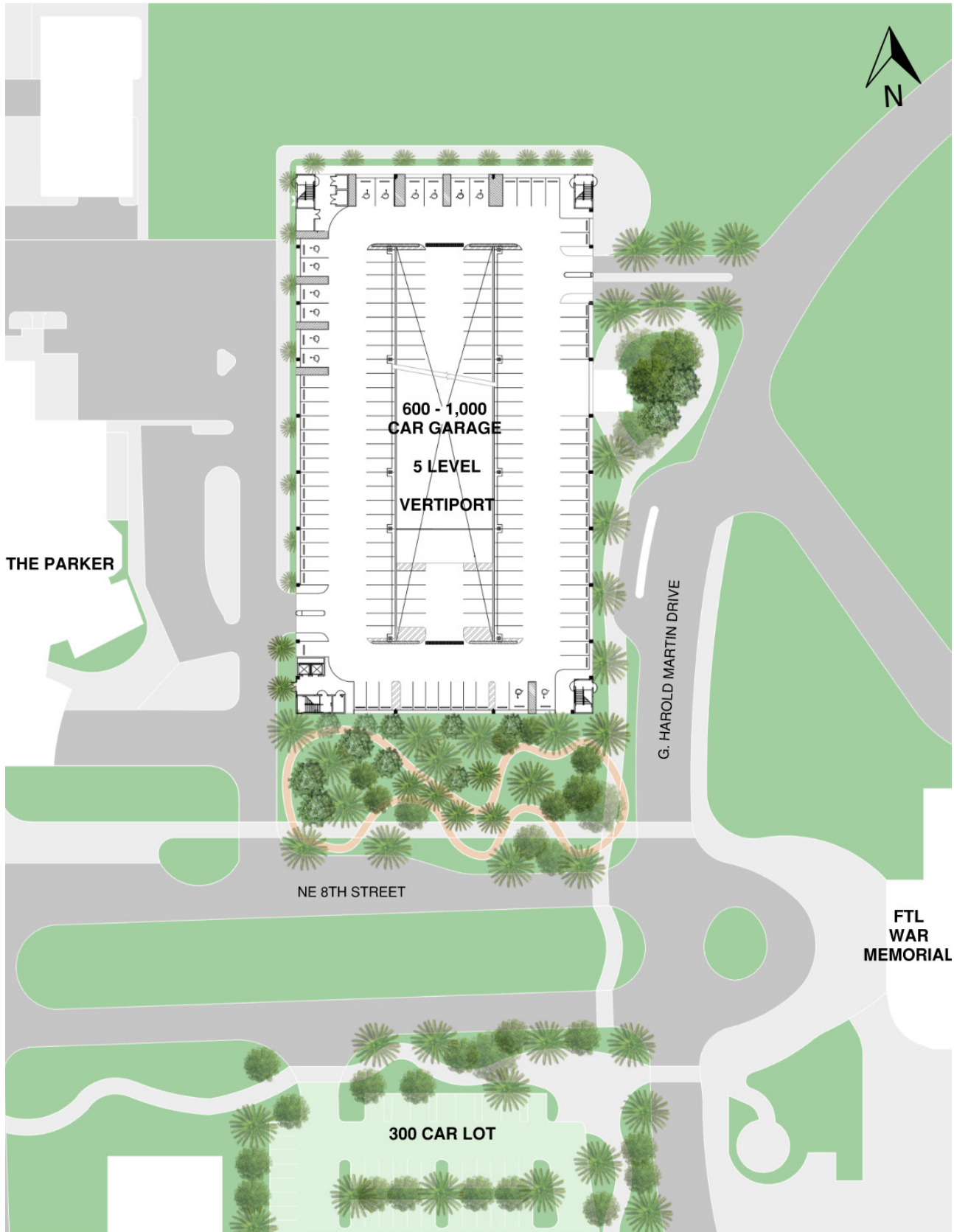
# HOLIDAY PARK GARAGE SITE PLAN



# HOLIDAY PARK GARAGE SITE PLAN



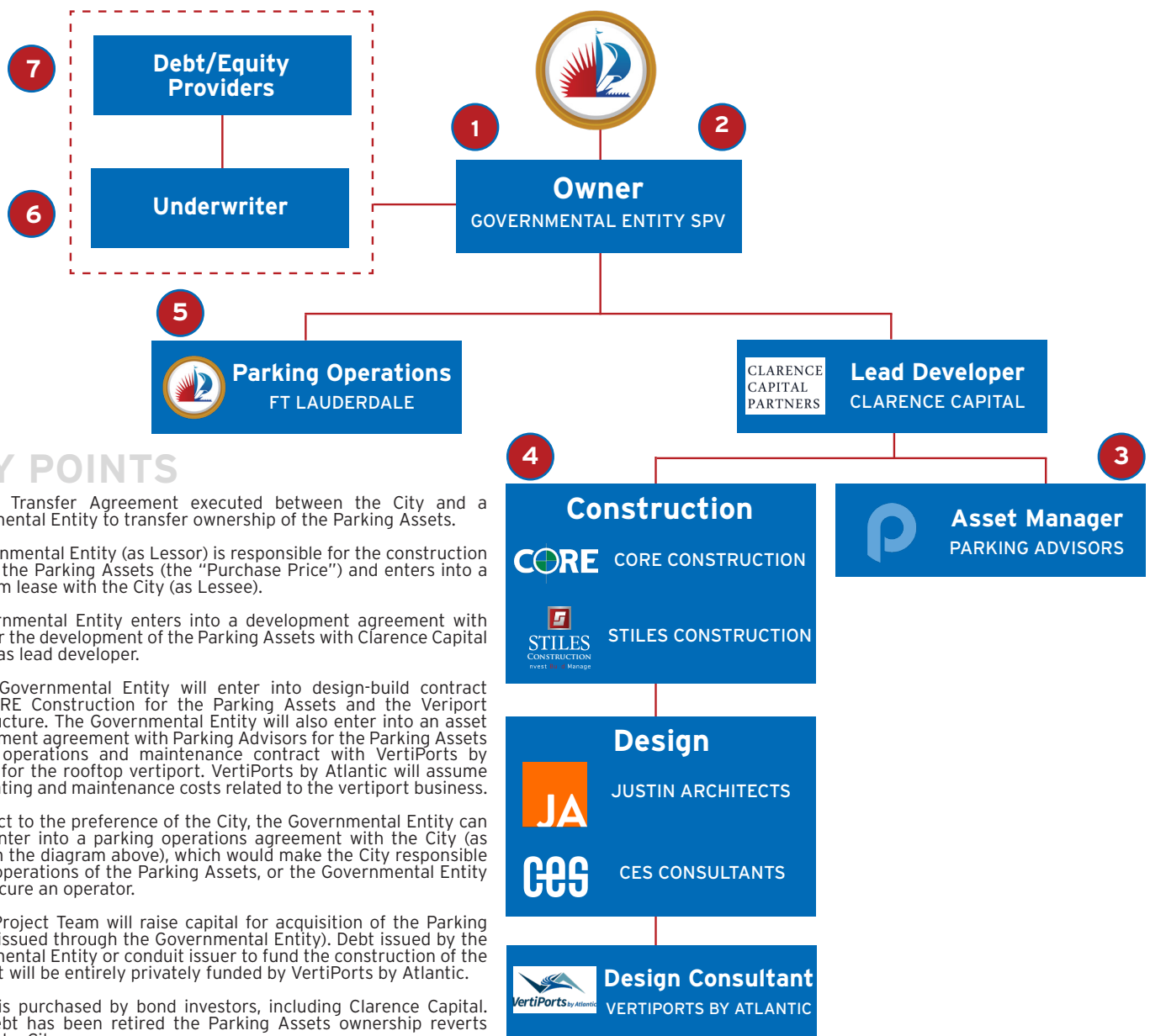
# HOLIDAY PARK GARAGE SITE PLAN



### 2.3 Provision of Services Plan

#### Service Provider Organizational Structure

The diagram below outlines the structure of the Holiday Park Public-Private delivery approach and each member’s respective roles. The structure is centered around utilizing a Governmental Entity to act as the owner of the garage (including the rooftop vertiport) and surface lot (Parking Assets) under an Asset Transfer Agreement with the City of Fort Lauderdale. The Project Team will act on behalf of the Governmental Entity to (a) raise capital for the acquisition (issued through the Governmental Entity or a conduit issuer); (b) construct the Parking Assets via a design-build fixed price contract; and (c) asset manage the Parking Assets to ensure it is maintained at the highest level of service. The HPPP proposal assumes that the City will be responsible for operating the Parking Assets. However, if the City prefers to transfer operational risk to the Governmental Entity, the HPPP team will procure a world-class operator to operate the assets. In addition to the Parking Assets, the HPPP Team will be responsible for the construction of the Vertiport infrastructure, which will be financed with private capital.



#### KEY POINTS

1. Asset Transfer Agreement executed between the City and a Governmental Entity to transfer ownership of the Parking Assets.
2. Governmental Entity (as Lessor) is responsible for the construction costs of the Parking Assets (the "Purchase Price") and enters into a long-term lease with the City (as Lessee).
3. Governmental Entity enters into a development agreement with HPPP for the development of the Parking Assets with Clarence Capital serving as lead developer.
4. The Governmental Entity will enter into design-build contract with CORE Construction for the Parking Assets and the Vertiport Infrastructure. The Governmental Entity will also enter into an asset management agreement with Parking Advisors for the Parking Assets and an operations and maintenance contract with VertiPorts by Atlantic for the rooftop vertiport. VertiPorts by Atlantic will assume all operating and maintenance costs related to the vertiport business.
5. Subject to the preference of the City, the Governmental Entity can either enter into a parking operations agreement with the City (as shown in the diagram above), which would make the City responsible for the operations of the Parking Assets, or the Governmental Entity may procure an operator.
6. The Project Team will raise capital for acquisition of the Parking Assets (issued through the Governmental Entity). Debt issued by the Governmental Entity or conduit issuer to fund the construction of the vertiport will be entirely privately funded by VertiPorts by Atlantic.
7. Debt is purchased by bond investors, including Clarence Capital. After debt has been retired the Parking Assets ownership reverts back to the City.
8. The Vertiport Infrastructure costs will be the responsibility of VertiPorts by Atlantic Aviation. In addition to the cost of the infrastructure, VertiPorts will also make an annual payment to the City.

## Consortium Team Profiles and Roles

Our assembled group represents a full service, turn-key development team comprised of industry leaders specializing in providing comprehensive project development solutions for state and local governments, as well as public institutions such as public school districts, colleges and universities. Each team member is nationally recognized for its P3 and/or public infrastructure experience, and we regularly advise public-and private-sector clients on project delivery, P3 structuring, asset monetization, and other tools to leverage public assets and develop public infrastructure.

### CLARENCE CAPITAL PARTNERS

#### CLARENCE CAPITAL PARTNERS DEVELOPER FINANCE

Clarence Capital Partners is a real asset investment firm headquartered in Florida, specializing in active investment and management within the energy, power, and infrastructure sectors. With approximately \$300 million in assets under management and substantial liquidity, the firm is well-positioned to capitalize on opportunities across these industries. By leveraging their specialized knowledge and a commitment to active management, Clarence Capital Partners is dedicated to creating value and fostering growth within the energy, power, and infrastructure sectors.



#### CORE CONSTRUCTION LEAD DESIGN BUILDER

CORE's State of Florida headquarters is proudly located in the City of Fort Lauderdale, positioning us as a dedicated partner in the city's growth and development. As a national leader in Civic and Public-Private Partnership (P3) markets, we specialize in delivering complex projects through innovative, collaborative approaches. Respected across the Design-Build industry, we have a proven track record of working with municipalities like Fort Lauderdale to develop high-quality, cost-effective infrastructure that enhances public services. Our deep expertise in P3 procurement, financing, and execution allows us to streamline delivery while ensuring lasting value for communities. CORE is also a recognized leader in public safety construction, with over 300 projects completed nationwide. Our team understands the critical elements required to build secure, functional, and efficient facilities. This is reinforced by our Clean Public Safety Building (CleanPSB) initiative—launched in 2017—which focuses on reducing occupational hazards for first responders. Health and safety are built into every stage of our process, ensuring the environments we create are as safe as they are effective.



#### STILES CONSTRUCTION DESIGN BUILDER

With over 7.5 million square feet of construction completed in downtown Fort Lauderdale, and over 14.5M SF of parking garages. Stiles has helped shape the city's skyline and brings deep expertise in high-rise development within dense urban settings. Stiles is well-versed in managing key challenges, including maintaining traffic flow along the FDOT-controlled Broward Boulevard and coordinating utility tie-ins with the City. Stiles plays an active role in the DRC approval process and in designing traffic control measures, including sidewalk closures and covered walkways, which align with City preferences. The team is highly experienced in navigating the complex Revocable License process for right-of-way use, including street and sidewalk closures and roadwork—requiring strategic planning and coordination with both City and County agencies. They also bring specialized knowledge of Fort Lauderdale's unique life safety requirements, particularly regarding smoke control systems. Their long-standing relationship with the City's Fire Division enhances their ability to manage inspections and certifications smoothly and effectively.

Consortium Team Profiles and Roles



**JUSTIN ARCHITECTS**

**ARCHITECT**

Justin Architects, formerly Cartaya and Associates, is a Fort Lauderdale-based firm with over 40 years of experience in public and private sector projects. Their portfolio includes parking garages, courthouses, airports, city halls, libraries, police and fire stations, and parks. Committed to innovative, sustainable design, they create impactful spaces that serve communities efficiently and effectively.



**CES CONSULTANTS**

**CIVIL ENGINEERING**

CES is a trusted engineering and program/construction management firm with a strong track record supporting municipal infrastructure projects across Florida. CES will deliver civil engineering and stormwater design, alongside cost estimating, scheduling, project management, and field engineering services to ensure seamless delivery and long-term resiliency of the facility.



**WALKER PARKING**

**PARKING CONSULTANT**

Walker Consultants has been a leader in planning, design, engineering, forensics, restoration, and building envelope consulting since 1965. As a 100% employee-owned company, they deliver innovative and cost-effective solutions with integrity and excellence.



**PARKING ADVISORS**

**OPERATIONS AND MAINTENANCE**

Founded in 2009, Parking Advisors, Inc (PA) is the industry's leading parking advisory firm. With over \$3 billion of parking assets in its third-party asset management platform PA has deep experience, market knowledge and proprietary technology to maximize and sustain the value of its parking facilities.



**ATLANTIC AVIATION**

**MOBILITY**

VertiPorts by Atlantic Aviation set the gold standard in advanced air mobility with a commitment to quality, innovation, and seamless service. Backed by advanced technology and a passionate team, every detail is designed to ensure a safe, efficient, and exceptional passenger experiences.

**Your Holiday Park Parking Partners!**

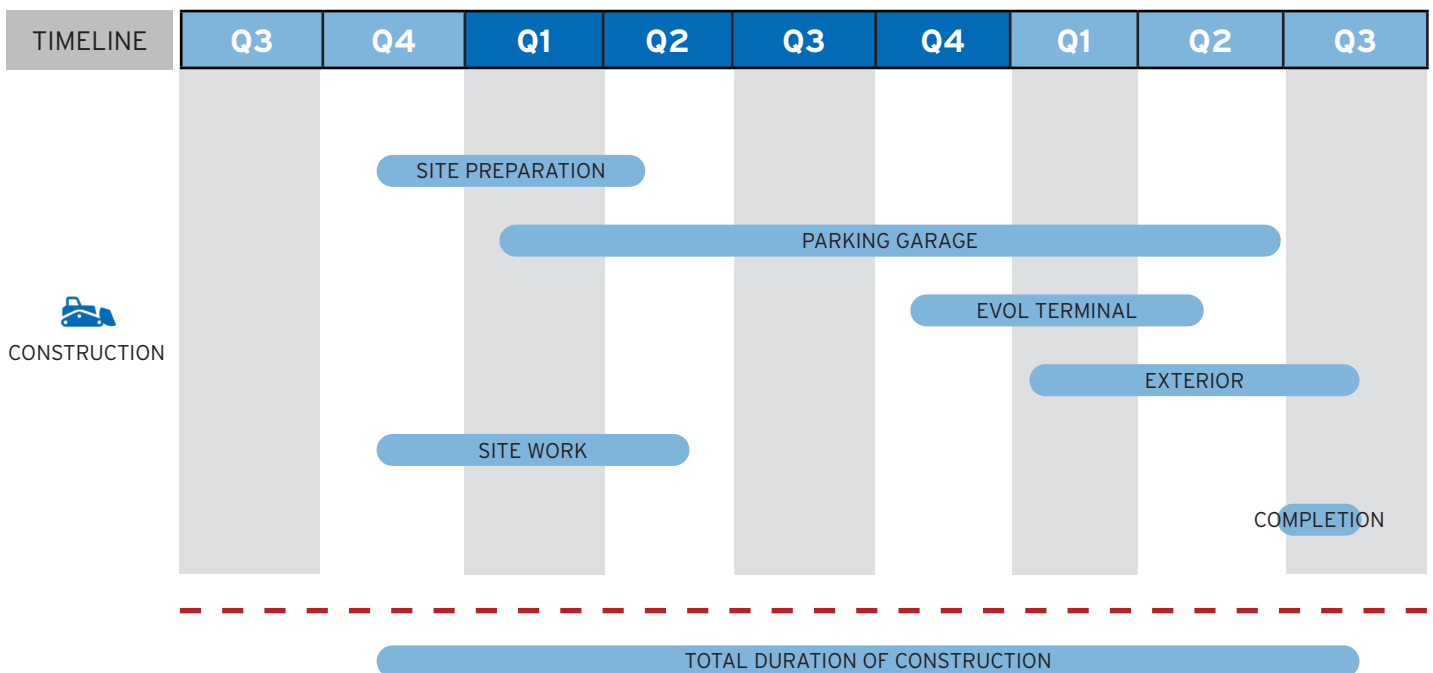
## 2.4 Development Timeline/Schedule

Using a traditional procurement model to develop and build this facility, the City can expect a fully completed project in five to six years. By contracting with our consortium, we are confident in our ability to deliver 300 surface lots within six months of receiving construction notice to proceed (NTP) and the 600-space garage to be delivered within one year of construction NTP.

ID	Task Name	Working Days
1	Phase 1 - Pre-Development	
2	Solidify Legal and financial structure with the City	Day 14
3	Draft interim agreement (IA), consortium agreements and financing documentation	Day 21
4	Fort Lauderdale City Council approval of Interim Agreement	Day 30
5	Site due diligence (geotech, environmental, etc.) and acquisition	Day 45
7	Review and solidify conceptual designs and program	Day 20
8	Programming finalization and schematic design (SD)	Day 40
9	Design development (DD)	Day 60
10	Construction documents (CD)	Day 80
11	Bidding/final GMP and permitting	Day 85
12	Finalize legal and financial agreements including trust indenture, and any ancillary documents	Day 90
13	Finalize project agreements including comprehensive agreement (CA) and any ancillary documents	Day 90
14	Fort Lauderdale City Council approval of Comprehensive Agreement	Day 90
15	Obtain new credit rating (if necessary)	Day 90
16	Financial Closing	Day 120
17	Phase 2 - Construction	Day 0
18	Site Work - Clear and Grub	Day 54
19	Site Work - Underground Utilities	Day 110
20	Site Work - Paving / Curbing Striping	Day 166
21	Site Work - Landscape / Irrigation / Hardscaping	Day 195
22	Garage - Trade Partner Procurement	Day 89
23	Garage - Precast Parking Garage Submittals / Shop Drawings / Fabrications	Day 145
24	Garage - Site Clearing / Build Pad	Day 75
25	Garage - August Cast Piling	Day 159
26	Garage - Foundations	Day 202
27	Garage - Erection	Day 343
28	Garage - Underground MEP	Day 375

2.4 Development Timeline/Schedule

ID	Task Name	Working Days
29	Garage - Slab on Grade	Day 404
30	Garage - Radial Ramps	Day 433
31	Garage - MEP	Day 447
32	Garage - Elevators	Day 574
33	Garage - Traffic Coating	Day 531
34	Garage - Striping Signage	Day 588
35	Garage - Terminal - Shell	Day 433
36	Garage - Terminal - Interiors	Day 517
37	Garage - Planters	Day 517
38	Garage - Painting	Day 574
39	Garage - Awning / Safety Net	Day 574
40	Garage - Screening	Day 588
41	Garage - Inspections - Interior	Day 609
42	Garage - Inspections - Exterior	Day 609
43	Substantial Completion	Day 609





# FINANCING, FEES, AND PAYMENTS

### 3.1 General Financing Overview

The City of Fort Lauderdale has a unique opportunity to leverage private sector development and delivery while utilizing the lowest possible source of capital to finance the Parking Assets. Under the Holiday Park Garage Public-Private structure, the City would enter into an asset transfer agreement with a Governmental Entity, supported by the Holiday Park Parking Partners, a Consortium, that includes a world-class developer and contractor, an asset manager, and parking experts. The use of a Governmental Entity will be reviewed from a federal tax law perspective, enabling the issuance of tax-exempt bonds to finance the construction of the Parking Assets. The HPPP Consortium is flexible regarding ownership structure. If the City prefers to own the Parking Assets instead of utilizing a Governmental Entity, it can enter into a direct design-build contract with CORE Construction.

#### Asset Transfer Agreement

The Holiday Park Garage Public-Private structure offers the City a lower cost of capital compared to other private capital solutions that rely on higher-cost taxable debt and equity. This structure also takes advantage of risk transfer benefits related to accelerated procurement, as well as private sector design and delivery. The Consortium will include a Governmental Entity that can serve as the Parking Assets' owner. The Governmental Entity can also act as an issuer of tax-exempt and taxable municipal debt and with the issuance of this debt, the City would transfer a leasehold interest in the Parking Assets in exchange for bond proceeds sufficient to fund the construction of the Parking Assets. The intergovernmental lease agreement between the Governmental Entity and the City would be for a period of 35 years, or until all debt issued to fund the Parking Assets has been retired. The City would make lease payments to the Governmental Entity equal to principal and interest repayment of the bonds used to finance the Parking Assets, major maintenance expenditures and asset management costs in exchange for use of the Parking Assets. The Governmental Entity will also enter into a long-term lease with VertiPorts by Atlantic Aviation. All costs of the Vertiport Infrastructure and operations and maintenance costs will be the responsibility of VertiPorts by Atlantic Aviation. Upon the termination of the lease, the Governmental Entity would transfer ownership of the Parking Assets and Vertiport Infrastructure to the City. Management costs in exchange for use of the Holiday Park Garage. Upon the termination of the lease, the Governmental Entity would transfer ownership of the Holiday Park Garage to the City.

#### Parking Operations

The structure allows the City to maximize future flexibility, retaining the ability to both operate the garage as well as charge for parking. HPPP can offer the City with a comprehensive operations and maintenance proposal, including streetscape maintenance, should the City want to contract these services to HPPP. Please refer to appendix [ ] for projected parking revenues and operating expenses.

#### Sound Credit for Construction Financing

The Consortium will establish appropriate bond covenants to secure low-cost tax-exempt financing, resulting in a low annual lease payment for the City. Our goal is to secure investment-grade ratings from two rating agencies.

#### Focus on Public Benefits

Our aim is to deliver a world-class, multi-modal parking facility that enables the City to efficiently operate and maintain public parking services for Fort Lauderdale and its residents. There will be no concerns regarding post-transaction operating decisions conflicting with the City's and its residents.

#### Professional Asset Management and Oversight

The Consortium comprises a world-class asset manager with substantial experience working with parking operators. Parking Advisors will provide asset management services for the parking infrastructure.

### Life Cycle Investments

A Life Cycle Reinvestment Fund will be established to ensure continued investment in the Parking Assets, maintaining the facility to the highest possible standards.

### Structure Finance Plan

**Project Capital:** The capital for the Parking Assets will come from the \$4.0 trillion municipal bond market, which has a deep pool of investors experienced in financing parking assets. Clarence Capital, as the lead developer, will support the purchasing of the debt. The capital for the Vertiport Infrastructure will be provided by VertiPorts by Atlantic Aviation. Atlantic Aviation is committed to leading the aviation industry in the creation of sustainable infrastructure to support advanced air mobility operations by incorporating electric vertical take-off and landing (eVTOL) infrastructure expertise into its recognized leadership in the Fixed Base Operator industry.

**City as Lessee:** In exchange for the development and construction of the Parking Assets, the City would enter into a long-term lease with the Governmental Entity and would make annual lease payments from available parking fund revenues or other City revenues subject to a covenant to budget and appropriate. This lease payment would represent a capital lease on the City's balance sheet. Leveraging the tax-exempt municipal bond market will ensure the lowest possible annual lease payments for the City. While the City can issue its own general obligation financing at a lower financing cost (estimated at 30 to 50 basis points), the HPPP proposal aims to accelerate procurement and delivery of the Parking Assets as well as lower the cost of design and construction.

**Development Capital:** As the Developer, Clarence Capital will oversee the development and related expenditures to ensure the project is successfully constructed and delivered on time.

### Revert Ownership Back to the City

Because the financing will be structured as a long-term lease-purchase, ownership of the Parking Assets will revert to the City once the bonds issued to finance the Parking Assets have been retired. Lease payments can be optimized to meet the City's financing objectives.

## 3.2 Proposed Transaction Structure Considerations

Below we include an overview of the roles and responsibilities under the Governmental Entity lease structure:

### City Obligations

- City makes lease payment in the amount of the annual bond debt service for the Parking Assets plus asset management expenses
- City retains all parking revenues if it determines to charge for parking
- City or Governmental Entity can be responsible for operation and maintenance of the Parking Assets (including revenue collection), depending on the City's preference
- City receives an annual lease payment from VertiPorts by Atlantic Aviation for the right to utilize the garage for its business.

### Governmental Entity Obligations

- At financial closing of the project, the Governmental Entity will issue bonds to finance the cost of the Parking Assets and will be responsible for paying debt service
- Develop, design, construct, and finance the Parking Assets and Vertiport Infrastructure
- Parking Assets and VertiPorts Infrastructure will be returned to the City at the end of the lease term following the full payment of the bonds and provided that the facility is maintained in a high-quality condition
- Provide asset management, including a Long-Term Capital Plan

### VertiPorts by Atlantic Aviation Obligations

- Funds all Vertiport Infrastructure and related operations and maintenance costs
- VertiPorts makes a lease payment to the City for use of the vertiport (along with any leased parking spaces) that will reduce the annual cost of financing and operating the parking infrastructure of the Parking Assets

### Sources and Uses of Funds

Holiday Parking Partners is dedicated to working alongside the City to identify and execute the optimal source of funding and payment structure. The preliminary sources and uses table provided below represents an accurate starting point for concept development and discussion.

	Tax-Exempt Parking Assets Acquisition	Taxable Working Capital	Total Debt*
<b>Sources of Funds</b>			
Par Amount	\$ 31,885,000.00	\$ 1,560,000.00	\$ 33,445,000.00
Original Issue Premium / (Discount)	<u>702,860.40</u>	<u>-</u>	<u>\$ 702,860.40</u>
<b>Total Sources of Funds</b>	<b>\$ 32,587,860.40</b>	<b>\$ 1,560,000.00</b>	<b>\$ 34,147,860.40</b>
<b>Uses of Funds</b>			
Construction Fund	\$ 29,448,135.98	\$ -	\$ 29,448,135.98
Working Capital/Funded Interest	2,293,229.67	355,625.58	2,648,855.25
Total Costs of Issuance	842,409.46	1,196,167.17	2,038,576.63
Additional Proceeds	<u>4,085.29</u>	<u>8,207.25</u>	<u>12,292.54</u>
<b>Total Uses of Funds</b>	<b>\$ 32,587,860.40</b>	<b>\$ 1,560,000.00</b>	<b>\$ 34,147,860.40</b>

\*Assumes any costs related to construction of a future vertiport after the garage is constructed is the obligation of VertiPorts by Atlantic.

## KEY POINTS

- Tax-exempt and taxable debt of \$33.45 million issued to finance an estimated construction cost of \$30.23 million for the Parking Assets, which includes funding 18 months of interest and working capital required for the construction of the Parking Assets
- Assumes an issuance by the Governmental Entity with ratings two notches below the City's GO Debt rating

### Sources and Uses of Funds

Holiday Parking Partners' proforma includes annual lease expenses related to the payment of debt service, asset management costs, and working capital requirements to fund development costs, cost of issuance, and asset management fees during the construction period. HPPP's proforma results in an approximate annual City lease payment of **\$2.3 million**, consisting of **\$2.0 million** for the Parking Assets acquisition and an additional **\$190,000** in costs related to the bond issuance, asset management, and working capital. The assumed repayment of all debt issued to fund the construction of the Parking Assets is 35 years. This annual lease payment is reduced by a **\$125,000** Vertiport lease payment to the City.

Proforma (\$000s)									
Year	Gov't Entity Issuer Fee	Consortium Asset Management Costs	Tax-Exempt Parking Assets Lease Payment (Debt Service)	Taxable Lease Payment (Debt Service)	Gov't Entity Owners Fee	Working Capital Reserve	Total City Parking Assets Lease Payment	Vertiport Lease Payment to the City*	Total Net Parking Assets Lease Payment
2025	43	-	-	-	-	(43)	-	-	-
2026	43	-	-	-	-	(43)	-	-	-
2027	43	76	1,960	192	13	-	2,283	(125)	2,158
2028	42	92	1,961	191	15	-	2,301	(129)	2,173
2029	42	92	1,960	191	15	-	2,300	(133)	2,167
2030	41	92	1,959	190	15	-	2,298	(137)	2,161
2031	40	92	1,957	190	15	-	2,294	(141)	2,153
2032	40	92	1,959	189	15	-	2,294	(145)	2,149
2033	39	92	1,954	193	15	-	2,293	(149)	2,144
2034	38	92	1,953	192	15	-	2,291	(154)	2,137
2035	38	92	1,956	191	15	-	2,292	(158)	2,133
2036	37	92	1,953	189	15	-	2,286	(163)	2,123
2037	36	92	1,953	193	15	-	2,289	(168)	2,121
2038	35	92	1,952	191	15	-	2,285	(173)	2,112
2039	34	91	1,954	189	15	-	2,284	(178)	2,106
2040	33	91	1,950	192	15	-	2,282	(184)	2,098
2041	32	91	1,949	190	15	-	2,277	(189)	2,088
2042	31	91	1,951	187	15	-	2,275	(195)	2,081
2043	30	91	1,951	190	15	-	2,277	(201)	2,076
2044	29	91	1,949	191	15	-	2,275	(207)	2,068
2045	28	91	1,945	188	15	-	2,266	(213)	2,053
2046	26	91	1,943	189	15	-	2,265	(219)	2,045
2047	25	91	1,945	189	15	-	2,265	(226)	2,039
2048	24	91	1,944	189	15	-	2,263	(233)	2,030
2049	22	91	1,940	189	15	-	2,257	(240)	2,017
2050	21	90	1,939	187	15	-	2,253	(247)	2,006
2051	19	90	1,940	185	15	-	2,250	(254)	1,996
2052	17	90	1,938	188	15	-	2,248	(262)	1,986
2053	15	90	1,938	184	15	-	2,243	(270)	1,973
2054	14	90	1,935	184	15	-	2,238	(278)	1,960
2055	12	90	1,933	184	15	-	2,233	(286)	1,946
2056	9	90	1,933	186	15	-	2,233	(295)	1,938
2057	7	89	1,929	182	15	-	2,222	(304)	1,919
2058	5	89	1,926	182	15	-	2,216	(313)	1,904
2059	3	89	1,923	185	15	-	2,214	(322)	1,892
2060	3	89	1,922	180	15	-	2,208	(332)	1,876

\*Assumes any costs related to construction of a future vertiport after the garage is constructed is the obligation of VertiPorts by Atlantic.

### KEY POINTS

- Accelerated 18-month construction schedule versus a 4-year construction term currently being considered by the City
- Issuer fee charged by Governmental Entity or Conduit Issuer as the issuer of the bonds (used to fund trustee fees, bond disclosure requirements, etc)
- Asset management fee includes title insurance, ancillary costs, and other management costs to ensure the operator is in compliance with operating and capital requirements
- Tax-exempt and taxable lease payments sized to finance the construction costs, capitalized interest, and cost of issuance over a 35-year term

### 3.3 Additional Added-value and Revenue Generation

# 3 FINANCING, FEES, AND PAYMENTS

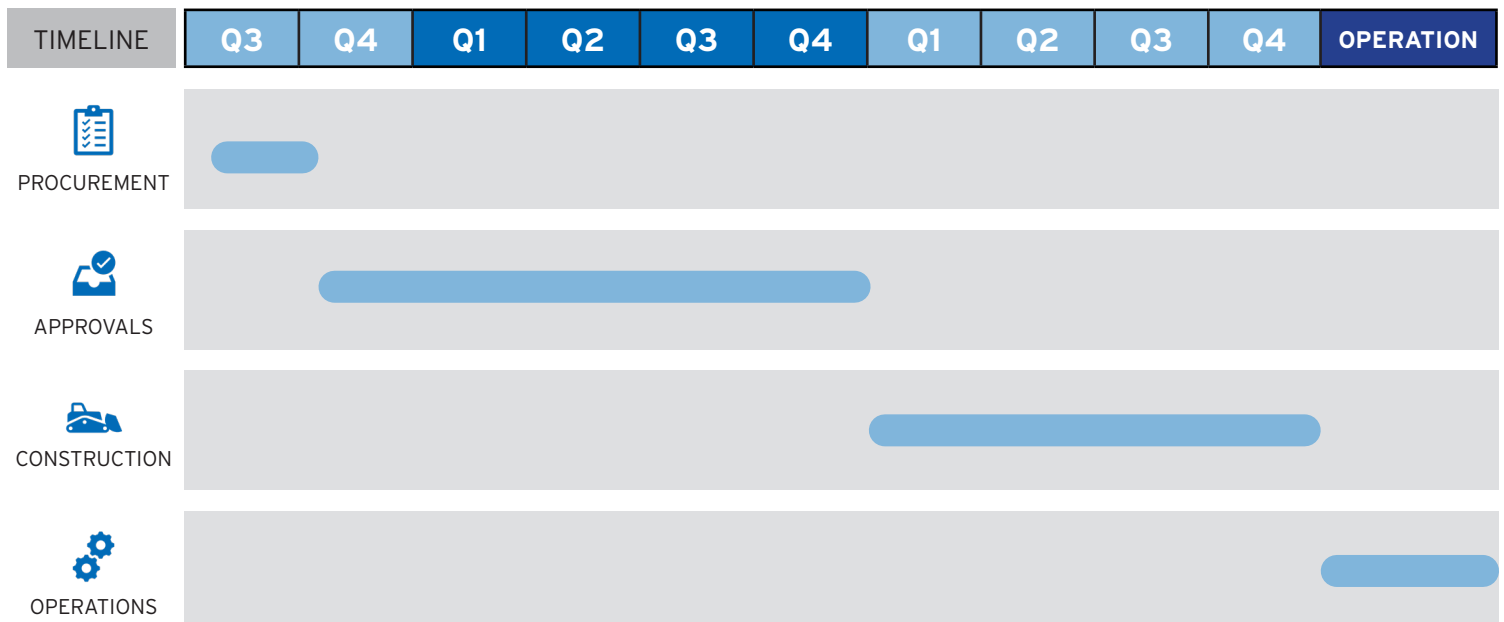
#### Parking Revenue, Rates, and Enforcement

Should the City choose to charge for parking, HPPP proposes that the City Commission set the parking rates, and will support this effort by providing comprehensive evaluations of all options and projected revenues. This will ensure that the City remains an active decision maker throughout the terms of the lease. Our initial discussions and support will center around the benefits of free parking, 100% paid parking, and a hybrid/discounted model with a mix of paid and unpaid parking. Parking Advisors has performed a preliminary revenue analysis based on comparable parking rates set by the City Commission, and depending on the pricing model, the City could collect between **\$1.0 million** and **\$1.9 million** of annual gross parking revenues (assuming average daily utilization of 50%).

FULLY PAID PARKING	HYBRID PARKING	FREE PARKING
<ul style="list-style-type: none"> <li>Comprehensive revenue projections over the terms of the lease</li> <li>Set by City Commission based on comparable rates in the area</li> </ul>	<ul style="list-style-type: none"> <li>Can be "right-sized" to meet revenue needs and benefit to community</li> <li>Comprehensive revenue projections over the terms of the lease</li> </ul>	<ul style="list-style-type: none"> <li>Enhanced community service</li> <li>Removes a cost barrier to visitors</li> <li>Benefit to area businesses from increased visitors</li> </ul>

#### Shortening the City's Timeline To Delivery

Our proposed phased approach provides tremendous value and is a key advantage to our offering. We understand the significant demand for a parking solution. Our team will first develop and execute the 300-space surface lot, which we will deliver within six months of receiving the NTP. While the surface lot is being constructed, we will be working with the City to plan and permit the 600-space garage. This phased approach will deliver 300 parking spaces within six months and a total of 900-spaces within one year of NTP. This offering provides the fastest possible solution to the City's much in demand parking inventory shortage in the very near and long term. This allows potential revenue generation in the form of paid parking and Vertiport lease revenues up to five years earlier than any solution in the marketplace.



### Operations and Maintenance

If the City does not want to operate and maintain the parking infrastructure of the Parking Assets, HPPP will procure an operator. Based on the preliminary analysis provided by Parking Advisors, HPPP estimates that the initial annual cost of operating the parking infrastructure to be approximately \$700,000.

### VertiPort Revenue and Innovative Service

In addition to innovative and efficient financing, our approach further harnesses the value of the private sector through our inclusion of VertiPorts by Atlantic Aviation. As an anchor tenant, VertiPorts will provide 100% of the funding for its infrastructure and will assume all operating and maintenance costs. VertiPorts will also pay the City an annual lease payment for use of the garage rooftop and any required reserved parking spaces. This lease payment from VertiPorts can be applied to the City's annual cost of financing and operating the Parking Assets, further decreasing overall annual cost to the City, while providing an innovative, cutting-edge service in the form of the vertiPort.

### Fire Rescue/EMS Substation/Public Safety Experts

The inclusion of a new fire rescue/EMS substation will improve emergency response times in the area, creates enhanced public safety benefits to area residents and visitors, and delivers a full EMS facility with 24/7 staffing. As we explore this option with the City, it will also open up additional funding mechanisms that can be leveraged to further provide valued for the City on this Project. CORE is proud to be recognized as a national leader in public safety construction, consistently ranked among the top firms in the country. We would welcome the opportunity to bring our support to the city on this initiative due to our expertise as the #1 public safety builder in the U.S. by BD+C.

### New Streetscape

The improvements to the streetscape and landscaping present an opportunity for placemaking and community enhancements that further attract residents and visitors to downtown Fort Lauderdale. Our team is capable of leveraging safe streets/complete streets design concepts and sustainable landscaping practices leveraging the use of native plants that will positively contribute to both the sense of place/community, as well environmental sustainability. Importantly, the enhanced streetscape will create stronger pedestrian connectivity between all of the park's attractions, improving walkability and the overall user experience.

### Life Cycle Reinvestment Fund

A Life Cycle Reinvestment Fund operates similar to that of a Capital Repair Fund, and holds funds of the City to be used to support capital improvements, repairs, and scheduled maintenance during the calculated life cycle of the facility. The amount typically committed to a Life Cycle Reinvestment Fund ranges from \$1.00/sf to \$1.50/sf per annum and is either funded with proceeds of bonds or an annual covenant by the City to budget and deposit funds into the Life Cycle Reinvestment Fund from non-ad valorem tax revenue. Tax-exempt bond proceeds are typically not used for these funds because of the parameters placed on spend down, yield restrictions, and restrictions of the specific use applicable to tax-exempt bond proceeds that would create an unnecessary administrative burden to the City.

If the City prefers to fund the Life Cycle Reinvestment Fund outside of bond proceeds, the City will include a covenant in the bond documents to annually deposit a fixed amount of non-ad valorem tax revenue to fund the Life Cycle Reinvestment Fund, that would be subject to an affirmative annual appropriation, and the Life Cycle Reinvestment Fund will accumulate deposits for the life cycle of the facility, to be used for to support capital improvements, repairs, and scheduled maintenance. Amounts on deposit in the Life Cycle Reinvestment Fund are immediately available to the City to access for the aforementioned purposes, with no obligation to replenish those amounts other than through the annual appropriation for moneys to be deposited in the Life Cycle Reinvestment Fund.



# CONSORTIUM QUALIFICATIONS AND EXPERIENCE

## 4.1 Clarence Capital

### CLARENCE CAPITAL PARTNERS

Clarence Capital Partners, LLC (Clarence Capital) is a real asset investment firm headquartered in Delray Beach, Florida. We follow a global investment strategy and have an established presence in Europe through our Clarence Capital Partners Europe office in Dublin, Ireland.

Clarence Capital is fully capitalized by partner equity and has no third-party investors. We manage \$300 million in assets under management (AUM) across multiple active investments in the real asset spectrum. Clarence Capital has \$50+ million of liquidity on its balance sheet, along with access to a \$100 million line of credit.

Clarence Capital was born out of its team's experiences in direct project development, construction, and operational management of real assets within the broader infrastructure, energy and power sectors. We leverage a seasoned team of investment professionals with decades of experience in investing, development, corporate finance advisory, project finance and management to source, underwrite and execute investments in sectors where we have expertise.

As principal investors, the Clarence Capital team has collectively completed investments and divestures of assets valued in excess of one billion dollars in value, and today seek to leverage this experience as a hands-on operationally focused investor, with unique access to international capital markets and project finance.

### **Parking Investment Strategy**

Clarence Capital is pursuing a long-term strategy targeting the acquisition of multiple parking assets across the United States.

We have committed substantial equity capital towards developing a parking investment platform and leverage a best-in-class team of technical experts, advisors and industry experts to identify the right targets for us to grow a diverse portfolio of high-quality assets.

Furthermore, to accelerate the sourcing, due diligence, and underwriting of this pipeline of assets, Clarence Capital is partnering with one of largest parking asset managers in the U.S., Parking Advisors, Inc. Clarence Capital is also selectively evaluating opportunities to develop new parking assets by leveraging relationships with development teams across the nation.

The Clarence Capital team possesses extensive experience in financing parking facilities utilizing a diverse set of capital structures, including equity, taxable and tax-exempt debt. Members of Clarence Capital have financed a number of public parking systems, including a long-term lease between the City of Baltimore and the Maryland Economic Development Corporation, utilizing \$70 million in tax-exempt bond proceeds to finance an upfront acquisition payment. Members of the team have also supported the financing for the City of Harrisburg's \$280 million parking public-private partnership.

## 4.1 Clarence Capital



**Education:** *University of Wollongong*



**Education:** *Trinity College-Hartford and Columbia Business School*



**Education:** *The University of Pennsylvania*



**Education:** *Southwestern University*

# 6

## CONSORTIUM QUALIFICATIONS & EXPERIENCE

### Managing Partner

## Gregory Green

CLARENCE  
CAPITAL  
PARTNERS

Gregory Green is a seasoned finance professional with 20 years of experience in investment banking, capital markets, and principal investing. He has held key roles at Bear Stearns, RBC Capital Markets, Jefferies, and MAS Energy, where he specialized in strategic financial solutions and high-value transactions. His expertise in energy and finance continues to drive innovation and value in the industry.

### Managing Director

## David Kiley

CLARENCE  
CAPITAL  
PARTNERS

David Kiley has 18 years of experience in investment banking, M&A, and infrastructure investment, with roles at Bear Stearns, Piper Jaffray, and most recently, Cavvue. His expertise spans strategic financial advisory and infrastructure development, driving impactful investments and transactions across the industry.

### Managing Director

## Vincent Jannetti

CLARENCE  
CAPITAL  
PARTNERS

Vincent Jannetti has over 20 years of experience in Public Finance investment banking and capital markets, with roles at Bear Stearns, J.P. Morgan, and UBS. His expertise spans financial strategy, capital markets, and investment solutions, driving successful transactions across various sectors.

### Managing Director

## Cole Claiborn

CLARENCE  
CAPITAL  
PARTNERS

With 15 years of experience in investment banking, capital markets, and principal investing, Cole Claiborn has held key roles at Jefferies, Orix, Bright Realty, and Hilltop Securities. He brings a strong background in financial strategy and investment execution across multiple industries.

# 6

## CONSORTIUM QUALIFICATIONS & EXPERIENCE

### 4.2 CORE



CORE's State of Florida headquarters is proudly located in the City of Fort Lauderdale, reinforcing our deep commitment to serving the community with innovative, high-quality construction solutions. With over 85 years of experience, CORE has established itself as a national leader in the Civic and Public-Private Partnership (P3) markets, bringing unparalleled expertise in delivering complex projects through collaborative, results-driven approaches. Our proven track record in P3 delivery is built on a foundation of financial strength, strategic partnerships, and a deep understanding of municipal needs.



As a trusted partner to government entities across the country, CORE has successfully delivered critical public infrastructure projects—including municipal buildings, public safety complexes, higher education facilities, and large-scale civic developments—leveraging P3 models to maximize efficiency, minimize risk, and optimize public investment. Our ability to navigate the complexities of P3 procurement, financing structures, and long-term asset management allows us to streamline project execution while maintaining the highest standards of quality, safety, and sustainability. Widely respected in the Design-Build industry, CORE's collaborative approach ensures that each project benefits from the expertise of top-tier architects, engineers, and financial partners, aligning with the City of Fort Lauderdale's vision for innovation and progress.



With a dedicated team based in Fort Lauderdale, we offer a uniquely localized approach backed by the strength of a national firm. Our longstanding presence in Florida has given us a deep understanding of regional regulations, permitting processes, and community priorities, allowing us to seamlessly integrate with the City's goals. This localized knowledge is especially critical in high-profile public safety construction—an area where CORE leads the industry.



Nationally ranked as the #1 Public Safety Contractor by the BD+C, CORE has completed over 300 public safety projects, including more than 250 fire stations. We understand the technical and operational demands of these facilities, and we bring specialized expertise in designing and constructing buildings that are not only functional and resilient but also prioritize the health and safety of first responders. Our Clean Public Safety Building (CleanPSB) initiative, launched in 2017, underscores this commitment by addressing occupational hazards and promoting carcinogen-free environments for emergency personnel.

Through our commitment to integrity, transparency, and community-focused innovation, CORE is not just a builder—we are a trusted partner invested in Fort Lauderdale's future. We are ready to deliver transformative P3 projects that enhance public services, promote resilience, and serve the city and its residents for generations to come.

## 4.2 CORE



**Years in Industry:** 10

**Certifications/Registrations:**

OSHA 30-Hour

NASCLA Accredited General Contractor

**Membership and Affiliations:**

Leadership Council of the Greater Fort Lauderdale Alliance

Fort Lauderdale Chamber of Commerce Trustee

Latin Builders Association

Port Everglades Association

# 6

## CONSORTIUM QUALIFICATIONS & EXPERIENCE

### PRESIDENT



## Cody Kiess

A Fort Lauderdale native with deep family roots in the city, Cody Kiess leads CORE Construction's Florida offices with a proven track record of delivering successful civic projects across South Florida. With extensive experience in municipal, public safety, and government facilities, he is committed to building high-quality, community-focused infrastructure that enhances the region for future generations.

### **SUPERVISOR OF ELECTIONS NEW FACILITY**

*Broward County | Value: \$72,540,568M | Size: 168,000 SF*

### **STEM AND NURSING BUILDING**

*Broward College | Value: \$38M | Size: 71,781 SF*

### **RIVIERA BEACH POLICE COMPLEX**

*Riviera Beach | Value: \$40M | Size: 82,000 SF*



**Years in Industry:** 24

**Education:** B.S., M.E. Rinker School of Building and Construction, *University of Florida*

**Certifications/Registrations:**

OSHA 30-Hour

CPR/First Aid Certified

LEED Accredited Professional

### PROJECT EXECUTIVE



## Ted Cava, LEED AP

As Project Executive, Ted will lead CORE's management team throughout all phases of your project. He is passionate about Client Service and will ensure all team members understand the City of Fort Lauderdale's vision and goals, so that expectations are managed from day one. Ted is committed to providing the city of Fort Lauderdale with clear, transparent communication and holding the CORE team to the highest standards of excellence.

### **SUPERVISOR OF ELECTIONS NEW FACILITY**

*Broward County | Value: \$72,540,568M | Size: 168,000 SF*

### **STEM AND NURSING BUILDING**

*Broward College | Value: \$38M | Size: 71,781 SF*

### **JAMES S. RICKARDS MIDDLE SCHOOL**

*Broward County Public School | Value: \$67M | Size: 133,791 SF*

# 6

## CONSORTIUM QUALIFICATIONS & EXPERIENCE

### 4.2 CORE

## BROWARD COUNTY SUPERVISOR OF ELECTIONS FORT LAUDERDALE, FL

### a. Description of the project

The Broward County Supervisor of Elections New Facility in Fort Lauderdale is a 160,000-square-foot project involving extensive demolition, renovation, and new construction. The data and north office buildings were demolished, and the existing four-story south office building was fully renovated to house administrative offices and training facilities, with upgrades including new elevators, stairs, lobbies, and a redesigned atrium. A new warehouse and operations building was also constructed, featuring offices, locker rooms, breakrooms, a mailroom, and covered loading docks. Site development focused on optimizing traffic flow and parking, including spaces for oversized trucks and a dedicated election staging area with electrical hookups for box trucks and media vehicles. The facility earned LEED Silver certification, demonstrating CORE's commitment to environmental responsibility and supporting secure, modern election operations



### b. Role of the firm

Construction Manager at Risk

### d. Construction dates

Start: 2022 | Completion: 2024

### c. Original | Final construction cost

\$72.5M | \$66.9M

### e. Project Owner

CORE Broward SOE, LLC



## RIVIERA BEACH POLICE HEADQUARTERS RIVIERA BEACH, FL

### a. Description of the project

The Riviera Beach Police Headquarters project marks a major step forward in enhancing public safety infrastructure for the community. This exciting development features the construction of two state-of-the-art buildings totaling approximately 74,593 gross square feet. The centerpiece is a modern, two-story Police Administration Building spanning 48,357 GSF, complemented by a 26,236 GSF single-story facility that will house Evidence Storage and a Firing Range. Beyond the new construction, the project also includes the demolition of outdated onsite facilities and comprehensive sitework and improvements to support the new complex.



### b. Role of the firm

Construction Manager

### d. Construction dates (anticipated)

Start: 2025 | Completion: 2027

### c. Original | Final construction cost

\$45.5M | \$45.5M

### e. Project Owner

City of Riviera Beach



# 6

## CONSORTIUM QUALIFICATIONS & EXPERIENCE

### 4.3 STILES



In 1951, as Florida emerged as a premier destination to live, work, and grow, Howard K. Stiles founded Stiles Construction—a general contracting firm grounded in integrity, innovation, and long-term vision. Since then, Stiles has grown alongside Florida itself, evolving into a fully integrated real estate services firm. In 1971, leadership passed to Howard’s son, Terry W. Stiles, who guided the company through decades of transformational growth. Today, Stiles is led by CEO Kenneth Stiles, marking the third generation of family ownership and leadership—continuing a proud legacy of excellence.

Known as Florida’s Relationship Builder, Stiles has remained a constant in the South Florida market for over 74 years, completing more than 300 projects totaling 35 million square feet in Broward County alone, including 70 projects and 13.5 million square feet within the City of Fort Lauderdale. Since 2004, the firm has delivered over \$570 million in public and municipal projects, earning a reputation for delivering quality outcomes with lasting community impact.

Stiles’ approach to construction is rooted in the belief that successful projects go far beyond bricks and mortar—they require strategic vision, thoughtful planning, and community connection. The firm offers a comprehensive suite of services encompassing development, design, construction, and property management. This holistic model allows Stiles to manage every aspect of a project, resulting in increased efficiency, maximized property value, and long-term benefits for clients, partners, and the surrounding community.

With a portfolio that includes residential towers, hospitality resorts, master-planned mixed-use developments, Class A office buildings, industrial facilities, retail centers, and government buildings, Stiles has mastered the complexities of virtually every commercial building type. Their expertise is further demonstrated by 32 LEED or sustainability certified projects, 53 built on tight urban sites, and 13 projects exceeding \$100 million in contract value. The company has also earned 26 safety recognition awards, reinforcing a deep commitment to quality, safety, and accountability on every jobsite.

What sets Stiles apart is their “owner’s mindset.” As developers, managers, and end-users of the projects they build, the Stiles team brings a unique perspective to every decision—one focused on long-term usability, lifecycle cost, functionality, and the human experience of the built environment. Recognized as a major force in the Florida construction industry, Stiles continues to lead with experience, foresight, and an unwavering commitment to building strong relationships and stronger communities.

## 4.3 STILES



**Years in Industry:** 37

**Education:**

B.S., Building Construction,  
University of Florida,  
Gainesville, FL

**Membership and Affiliations:**

Construction Executives  
Association  
Member & Former  
President

Construction Association  
of South Florida, Member



**Years in Industry:** 27

**Education:**

B.S., Environmental Science,  
State University of New York,  
Albany, NY

**Certifications/Registrations:**

OSHA 30-Hour

CPR/First Aid Certified

# 6

## CONSORTIUM QUALIFICATIONS & EXPERIENCE

### VICE PRESIDENT OF PRECONSTRUCTION



## Greg Kimmelman

Greg leads the department with a focus on quality, accuracy, and timely delivery. Since joining in 1997, he has managed a wide range of commercial, residential, and specialty projects, bringing expertise from roles in both construction and preconstruction. Greg began his career in the field and rose through the ranks, also founding the South Florida office of a tilt-up concrete contractor.

### MEMORIAL HOSPITAL DESIGN BUILD GARAGE

*Memorial Hospital | Value: \$42M | Size: 597,730 SF*

### BROWARD COUNTY COURTHOUSE GARAGE

*Broward County | Value: \$23M | Size: 422,060 SF*

### GARFIELD GARAGE & COMMUNITY CENTER

*City of Hollywood | Value: \$20M | Size: 191,000 SF*

### MIAMI LAKES AUTOMALL GARAGE

*Miami Lakes AM, LLC | Value: \$20M | Size: 503,000 SF*

### GENERAL SUPERINTENDENT



## Eric Peddrick

Eric has over 27 years of experience in the construction industry. As General Superintendent, he leads and mentors superintendents, overseeing on-site projects from groundbreaking to final client acceptance. Working closely with clients and project managers, Eric operates in the field, where his team supervises subcontractors, manages schedules, coordinates logistics, ensures quality and safety, and maintains project records.

### SUNRISE MUNICIPAL COMPLEX & GARAGE

*City of Sunrise | Value: \$60M | Size: 194,000 SF Garage*

### BROWARD COUNTY COURTHOUSE GARAGE

*Broward County | Value: \$23M | Size: 422,060 SF*

### MEMORIAL HOSPITAL DESIGN BUILD GARAGE

*Memorial Hospital | Value: \$42M | Size: 597,730 SF*

4.3 STILES

**BROWARD COUNTY MAIN COURTHOUSE GARAGE**  
**FORT LAUDERDALE, FL**

**a. Description of the project**

Stiles completed this Design/Build, 422,060 SF, 6-level parking facility which provides parking for the new Broward County Courthouse. The facility also features 13,500 SF of ground floor retail and office space. The garage was designed to wrap around a historic landmark, the old Coca-Cola Building.

**b. Role of the firm**

Construction Manager at Risk

**d. Construction dates**

Start: 2013 | Completion: 2014

**c. Original | Final construction cost**

\$23M | \$18M

**e. Project Owner**

Broward County



**MEMORIAL REGIONAL HOSPITAL GARAGE**  
**HOLLYWOOD, FL**

**a. Description of the project**

As part of the Stiles Thornton Joint Venture, Stiles completed work on this infill parking facility on a very tight site at Memorial Regional Hospital while the campus remained fully occupied 24/7. The new ParkSMART Certified garage provides much needed parking for staff and hospital visitors. With 1,307 spaces, this 7-story, garage totals 597,730 GSF and includes 19,870 SF of ancillary space and 2 connections to the existing garages on either side.

**b. Role of the firm**

Construction Manager

**d. Construction dates**

Start: 2016 | Completion: 2017

**c. Original | Final construction cost**

\$40M | \$42M

**e. Project Owner**

Memorial Regional Hospital



#### 4.4 Justin Architects

# 6

## CONSORTIUM QUALIFICATIONS & EXPERIENCE

### 2018 Built Award of Honor Design Award Broward County Courthouse



### 2017 Excellence in Construction Award, Pembroke Pines City Center



Founded in 1979, Justin Architects has built a stellar reputation as one of the leading architectural firms in Broward County, Florida. With over 45 years of experience, the firm has been dedicated to delivering high-quality private and governmental architecture, emphasizing reliability, innovation, and client-focused service. Headquartered in Fort Lauderdale, Justin Architects is strategically positioned to provide hands-on support and seamless coordination for this project. Their local presence allows for close collaboration with stakeholders, quick site visits, and efficient project management, ensuring timely execution and responsiveness to any challenges that may arise.

Justin Architects has led hundreds of impactful projects, including the Broward County Family Courthouse, FLL/HWO International Airport, multiple city halls, community libraries, educational centers, police and fire headquarters, fine arts buildings, office complexes, wastewater treatment facilities, and public parks. Their deep-rooted experience in the region, coupled with their commitment to excellence and cutting-edge technology, makes them uniquely qualified to deliver a successful project that meets the highest standards of design, functionality, and sustainability.

# 6

## CONSORTIUM QUALIFICATIONS & EXPERIENCE

### 4.4 Justin Architects

#### PORT EVERGLADES HERON PARKING GARAGE FORT LAUDERDALE, FL

##### a. Description of the project

Justin Architects designed an innovative, air-conditioned pedestrian bridge spanning over 500 feet to connect Terminal 2 and 4 to the Heron Garage at Port Everglades. This glazed structure seamlessly integrates design and functionality, featuring ocean-view windows, a ceiling inspired by flowing water, and a moving walkway for effortless travel. With designated rest areas and restroom facilities, the bridge enhances passenger experience, combining comfort, efficiency, and scenic beauty in a transformative architectural landmark. **The garage holds 1,900 parking spaces and features roof-mounted 360 photovoltaic (PV) collectors, harnessing solar power to meet or exceed the building's energy demands.**



##### b. Role of the firm

Architect of Record

##### c. Original | Final construction cost

\$117M | \$117M

##### d. Construction dates

Start: 2017 | Completion: 2022

##### e. Project Owner

Port Everglades

##### f. Reference Information

John Foglesong, Enterprise Director of  
Seaport Engineering & Construction  
Division Port Everglades Department  
P: 854.468.0142



#### BROWARD COLLEGE CENTRAL CAMPUS/FLORIDA ATLANTIC UNIVERSITY A. HUGH ADAMS GARAGE DAVIE, FL

##### a. Description of the project

Justin Architects designed the A. Hugh Adams Parking Garage at Broward College and Florida Atlantic University's Davie Campus, a five-story precast structure featuring an 85-foot entry arch, glass-backed elevators for visibility and security, and a striking glass curtainwall. Spanning approximately 65,500 square feet per level, the garage provides 1,144 parking spaces, including ADA and motorcycle spots. The project integrates sustainable landscaping, storm drainage, and pedestrian-friendly walkways, seamlessly enhancing campus accessibility while offering a functional and aesthetically refined parking solution.

##### b. Role of the firm

Architect of Record

##### c. Original | Final construction cost

\$15M | \$15.2M

##### d. Construction dates

Start: 2007 | Completion: 2010

##### e. Project Owner

Broward College/Florida Atlantic  
University

##### f. Reference Information

Deborah Czubkowski, Vice President of  
Facilities Management  
P: 954.201.6900  
E: dczubkow@broward.edu

## 4.4 Justin Architects

### BROWARD COUNTY JUDICIAL PARKING GARAGE FORT LAUDERDALE, FL

#### a. Description of the project

Justin Architects, a member of the Design JV Team, designed the Broward County Judicial Parking Garage & Civic Park in Fort Lauderdale, a six-level, 237,110-square-foot structure providing 497 parking spaces for judges and courthouse staff. Its exterior design, featuring precast concrete panels and aluminum louvers, seamlessly integrates with the courthouse complex, while ground-level offices contribute to a vibrant and functional civic environment.

#### b. Role of the firm

Architect | Joint Venture

#### c. Original | Est. construction cost

\$44M | \$44M

#### d. Construction dates

Start: 2026

#### e. Project Owner

Broward County

#### f. Reference Information

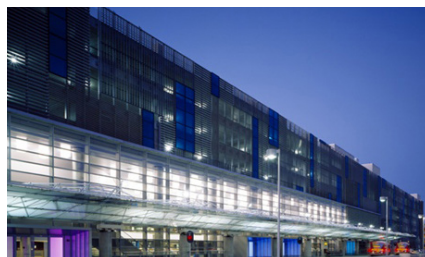
Ian Harvey, Expansion Project  
Administrator Broward County  
Construction Management Division  
P:954.465.1189  
E: iharvey@broward.org



### FORT LAUDERDALE HOLLYWOOD INTERNATIONAL AIRPORT CAR RENTAL FACILITY FORT LAUDERDALE, FL

#### a. Description of the project

Justin Architects, a member of the Design JV Team, designed the Fort Lauderdale-Hollywood International Airport's nine-story Consolidated Car Rental Facility. It enhances traveler convenience by housing 12 rental companies and accommodating 9,000 vehicles. It features a first-floor maintenance area with fueling and washing stations, a 3,000-car ready-return zone, and seamless access to Terminal No. 1 via a pedestrian bridge. Designed for future expansion with provisions for automated transit, the facility blends innovation, efficiency, and modern architecture to elevate the travel experience.



#### b. Role of the firm

Architect | Joint Venture

#### c. Original | Final construction cost

\$166.6M | \$166.6M

#### d. Construction dates

Start: 2001 | Completion: 2003

#### e. Project Owner

Fort Lauderdale-Hollywood Airport

#### f. Reference Information

Mariana Pitiriciu, Enterprise Director  
of Capital Projects Broward County  
Aviation Department  
P: (954) 359-6273  
E: mpitiriciu@broward.org

## 4.5 CES Consultants

**CES** Innovative Infrastructure. Resilient Communities. CES Consultants is a full-service engineering, construction management, and program controls firm with a proven record of delivering high-performance public infrastructure projects across Florida and the eastern United States. With more than 140 professionals in 10 regional offices, CES specializes in the civil engineering, project management, cost estimating, field engineering, and scheduling services that help public agencies realize transformative infrastructure improvements. For this initiative, CES will provide comprehensive services, including civil design—emphasizing stormwater and utility systems—along with cost and schedule controls, project management, and field engineering support.

CES brings extensive experience supporting vertical and municipal development projects that incorporate structured parking, as demonstrated by our work on the Jackson Health System Parking Garage, the Marlins Ballpark Garages, and Broward County's Ravenswood Bus Maintenance Facility. CES principals also played a key role in the FIU Parkview Housing Complex, managing cost estimating and project controls for the 108,000 SF precast parking garage integrated into the LEED-certified residential development.

Our capabilities for vertical and structured parking projects include advanced stormwater design and hydraulic modeling, with a focus on underground drainage systems and resilience planning for flood-prone urban environments. We provide full-service cost estimating and budget control using lifecycle modeling and real-time regional construction benchmarks. Our scheduling team supports all phases of project delivery through Primavera P6 and MS Project, coordinating long-lead items and managing critical path activities. CES's civil engineering services include stormwater, site civil, utility, and roadway, grading and drainage design within constrained, high-traffic sites and urban environments. In the field, we deliver QA/QC inspections, shop drawing reviews, schedule monitoring, and owner's representative services.

CES is proud to partner on this project and contribute our civil design and project controls expertise to deliver a high-performance facility that is cost-effective, accessible, and resilient—serving the City and our community for decades to come.



## 4.5 CES Consultants



**Years in Industry:** 40+

### Registrations:

Florida Professional Engineer  
#52515, 1998

Florida Certified General  
Contractor #CGC1512966, 2004

### Membership and Affiliations:

Florida Engineering Society, Past  
Vice President, Florida Region VII

American Water Works  
Association

National Society of Professional  
Engineers

American Society of Civil  
Engineers



**Years in Industry:** 28

### Registrations:

Florida Registered Architect  
#AR98523, 2017

Certified Construction Manager

National Council of Architectural  
Registration Board (NCARB)

Certified Uniform Building Code  
Inspector (UBCI)

### Membership and Affiliations:

AACE International

Project Management Institute

Construction Management  
Association of America

# 6

## CONSORTIUM QUALIFICATIONS & EXPERIENCE

### FOUNDER, CHAIRMAN & CEO



## Rudy M. Ortiz, PE, CGC

Rudy Ortiz brings over 40 years of experience leading the planning, design, and construction of critical infrastructure projects across Florida and New York. He has overseen major water, wastewater, drainage, and civil works programs for hundreds of public agencies, including the City of Fort Lauderdale, Broward County, and Miami-Dade County. Rudy has directed teams on complex stormwater and utility infrastructure programs, including large-scale pump station upgrades, force main replacements, and roadway reconstruction efforts, with an emphasis on resiliency, value engineering, and client-focused delivery. His background also includes managing structured parking and civil site improvements for municipal, healthcare, and transportation-related facilities. Rudy holds licenses as both a Professional Engineer and Certified General Contractor, and is known for his leadership in executing complex urban infrastructure in challenging environments.

### MARLINS BALLPARK PARKING GARAGES

*City of Miami | Value: \$94M | Size: 5,700 Parking Spaces*

### JACKSON HEALTH SYSTEM PARKING GARAGE

*Jackson Health System | Value: \$26M | Size: 875 Parking Spaces*



### PRESIDENT & COO

## Juan Alfonso, AIA, NCARB, RID, CCM

Juan Alfonso is a multidisciplinary program and construction management professional with over 28 years of experience directing large-scale capital programs totaling more than \$31 billion. He brings deep expertise in program controls, cost estimating, scheduling, and risk management. Juan has led high-profile public infrastructure initiatives across Florida. His work includes program management for structured parking facilities, vertical construction, stormwater upgrades, and public space enhancements. He served as Program Controls Manager for FIU's Parkview Housing Complex and its 108,000 SF parking garage and as Program Executive for the Marlins Ballpark development. Juan's dual background in architecture and construction management brings a holistic, multidisciplinary perspective to program delivery, combining design sensitivity with cost and schedule rigor.

### MARLINS BALLPARK PARKING GARAGES

*City of Miami | Value: \$94M | Size: 5,700 Parking Spaces*

### JACKSON HEALTH SYSTEM PARKING GARAGE

*Jackson Health System | Value: \$26M | Size: 875 Parking Spaces*

# 6

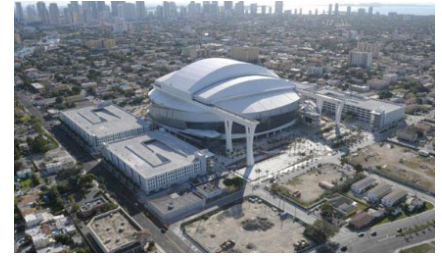
## CONSORTIUM QUALIFICATIONS & EXPERIENCE

### 4.5 CES Consultants

## MARLINS BALLPARK PARKING GARAGES MIAMI, FL

### a. Description of the project

As part of the development of loanDepot Park (formerly Marlins Park), the project included the construction of four multi-level parking garages—Home Plate, First Base, Third Base, and Center Field—providing a combined total of approximately 5,700 parking spaces. These garages were designed to accommodate game-day traffic and integrate seamlessly with the stadium’s urban setting in Little Havana. The structures feature Miami Deco-inspired pastel tile facades, aligning with the stadium’s contemporary architectural aesthetic. The garages also incorporate sustainable design elements consistent with the ballpark’s LEED Gold certification. CES and its staff provided program management services, including change management, schedule management, master schedule review, constructability reviews, and time impact analysis reviews, as well as utility and stormwater coordination within the urban infill environment.



### b. Role of the firm

Program Manager

### d. Construction dates

Start: 2009 | Completion: 2012

### c. Original | Final construction cost

\$94M | \$94M

### e. Project Owner

City of Miami & Miami-Dade County



## JACKSON HEALTH SYSTEM PARKING GARAGE MIAMI, FL

### a. Description of the project

The Jackson Health System Parking Garage project involved the construction of a multi-level parking facility to serve the needs of patients, visitors, and staff at the Jackson Memorial Hospital campus. The garage was designed to improve accessibility and alleviate parking constraints in the densely populated medical district. The structure includes features such as ADA-compliant spaces, efficient traffic flow design, and integration with existing hospital infrastructure. CES and its staff provided program management services, including civil and utility design support, focusing on stormwater system planning and infrastructure coordination to ensure seamless integration with the hospital’s existing facilities, MEP design support and management, eBuilder program implementation, construction management and inspection, and schedule and change management.



### b. Role of the firm

Program Manager

### d. Construction dates

Start: 2016 | Completion: 2021

### c. Original | Final construction cost

\$26M | \$26M

### e. Project Owner

Jackson Health System

## 4.6 Parking Consultant



Walker Consultants, a 100% employee-owned company established in 1965, is a leader in parking consulting, offering comprehensive services in planning, design, and engineering. Specializing in parking solutions, the firm provides innovative and cost-effective consulting from the early stages of a project, including parking planning, financial analysis, and feasibility studies. Walker's industry-leading design services cover all aspects of parking structures, from architectural to structural and functional considerations, ensuring efficient and practical solutions tailored to client needs.

In addition to new construction, Walker Consultants supports the ongoing maintenance and optimization of existing parking facilities. Their services include assessments, investigations, and detailed evaluations to help owners maintain high-functioning, safe, and accessible parking structures. Walker's expertise extends to parking operations reviews, curb management, multi-modal planning, and technology integration, improving user experience and operational efficiency. Their out-of-the-box approach to parking solutions is built on inclusivity, stakeholder engagement, and a commitment to meeting the specific goals of each project.



# 6

## CONSORTIUM QUALIFICATIONS & EXPERIENCE

### 4.6 Parking Consultant

#### FAIRFAX PARKING GARAGE AND TRANSIT CENTER FAIRFAX, VA

##### a. Description of the project

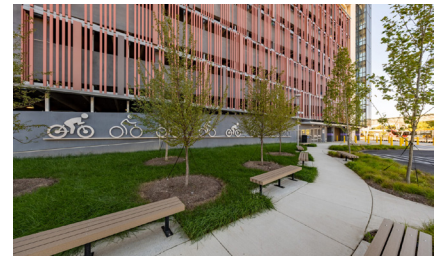
The Fairfax Monument Drive Parking Garage and Transit Center is a 261,660 SF, eight (8)-level, 820-stall pre-cast parking garage. Constructed of pre-cast concrete and clad with an aluminum tube cladding system, the facade maintains “openness” without compromising the desired aesthetic of the structure. At night, the earth-tone terracotta facade and glass canopy are illuminated by architectural lighting. The garage provides enhanced commuting options for Fair Oaks Mall, Fairfax Corner, and County Government Complex employees and residents.

##### b. Role of the firm

Parking Design

##### c. Reference Information

Damian Larkin, Project Manager  
P: 484.253.0314



#### MCGHEE TYSON AIRPORT KNOXVILLE, TN

##### a. Description of the project

Walker Consultants conducted an in-depth analysis of McGhee Tyson Airport’s parking needs in response to rapid passenger growth, projecting demand through 2040. This included site selection, parking layouts, and cost estimation to support scalable expansions. Enhancing day-to-day operations, we implemented shuttle consulting services and upgraded the Parking Access and Revenue Control System (PARCS). Building on our prior experience designing a 2,800-space parking structure, we are now expanding capacity with a new six-level garage offering 3,500 spaces, including 500 rental car spaces. The design focuses on efficient circulation, advanced amenities, and infrastructure enhancements to meet future parking demands.

##### b. Role of the firm

Parking Planning  
M/E/P Engineering  
Functional Design

##### c. Reference Information

Kyle Keppner, Director of Design  
Services  
P: 317.842. 6890

4.7 O&M Team Member



For its parking investment platform, Clarence Capital leverages Parking Advisors, Inc. ("PA"), for all facets of asset management including oversight of operators. Parking Advisors is the industry's leading parking advisory firm. With over \$3 billion of parking assets in its third-party asset management platform PA has deep experience, market knowledge and proprietary technology to maximize and sustain the value of its parking facilities.

Founded in 2009, PA's team has 16 professionals based in Chicago. The firm's CORE objective is to create and sustain asset value for its clients. PA's experience spans every first and second tier market in the United States. PA works across a number of asset types including office, retail, residential, hotel and event venues. Our clients include the industry's most respected, institutional real estate investors.



# 6

## CONSORTIUM QUALIFICATIONS & EXPERIENCE

### 4.7 O&M Team Member

## 2 & 3 MIAMICENTRAL MIAMI, FL

### a. Description of the project

2 MiamiCentral is a 200,000 square foot building with a 288-space onsite amenity parking garage that can only be accessed via manually operated vehicle elevators and are equipped with double- and triple-vehicle stackers. The garage was mothballed and vehicles were parked offsite at the 3MC garage two blocks away, resulting in long customer wait times and high labor costs. The parking operator was fundamentally misaligned with ownership goals, since the operator's fees were based upon a percentage of labor hours incurred.

3 MiamiCentral is a 127,000 square foot office building with a 1,061-space onsite self-park garage. The garage provides parking for building tenants, Brightline rail passengers and the general public.



## SUNSET BRONSON STUDIOS PARKING FACILITY HOLLYWOOD, CA

### a. Description of the project

Sunset Bronson Studios is a landmark mixed-use campus comprising executive offices, television and motion picture production studios, and other related functions located in Hollywood, CA.



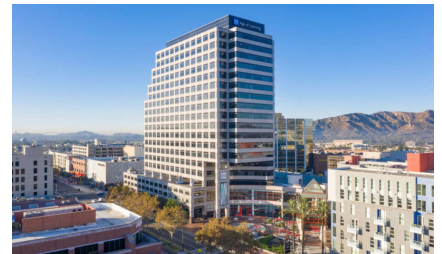
The campus includes a 1,625 space, multi-level parking that is very heavily occupied by office tenants, production teams, and visitors. The facility includes an executive valet service and approximately 150 EV charging stations with a dedicated EV valet team.

## 101 N BRAND PARKING FACILITY GLENDALE, CA

### a. Description of the project

Parking Advisors was engaged to conduct an acquisition analysis of a 408,051 square foot building located in downtown Glendale adjacent to The Americana and Glendale Galleria shopping centers. In addition to office space, the building has 58,000 square feet of retail space which includes BJ's Brewhouse, Islands, Olive Garden and California Pizza Kitchen.

The parking system was upgraded which eliminated a cashier position and lowered expenses approximately \$63,000 per year. In addition, the garage office was moved so the garage manager and staff could view the exit lanes from the garage office which resulted in increased customer service levels and less revenue leakage.



## 4.8 Community Outreach

### BUILDING MORE THAN STRUCTURES – BUILDING COMMUNITY

At CORE Construction, we believe great construction isn't just about delivering buildings – it's about building trust, inclusion, and pride within the communities we serve. Especially on large municipal projects, our commitment to community engagement goes far beyond the jobsite.

We engage early and often. From the design phase onward, we host Neighborhood Update Meetings with 3D models, and schedule visuals to keep residents informed and involved. We enhance transparency with custom scrim fencing, multilingual signage, and QR codes that link directly to project updates. Through Open Houses and Networking Events, we connect with local M/W/D/VBE firms, offering mentorship and training on safety, construction management, and technology. These events help build lasting partnerships and expand opportunities for diverse local businesses.

We prioritize local hiring, set diversity goals, and support small businesses at every opportunity. Even though the City of Fort Lauderdale does not mandate participation from local or M/W/D/VBE firms, CORE is committed to creating meaningful opportunities for these businesses. *On average, our projects reflect a 31% participation rate from local and diverse subcontractors—demonstrating that inclusion is not just a goal, but a standard we live by.*

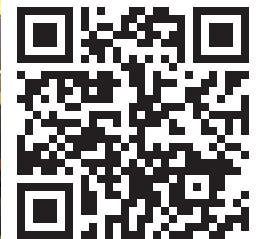
For the Holiday Park Garage project, we will create a dedicated website to keep community members informed with regular updates throughout the duration of the work. Additionally, we develop comprehensive Community Engagement Plans—including milestone celebrations and customized outreach efforts—to ensure the community's voice helps shape the project's success.

CORE also gives back through job fairs, and workforce development programs, inspiring future builders and expanding access to careers in construction. We organize volunteer days, sponsor school programs, and conduct neighborhood clean-ups—because building community pride is as important as completing the punch list. *With every project, our goal is the same: to deliver more than a building—we deliver impact, inclusion, and lasting community value.*



GET TO KNOW CORE  
**BRUNCH  
AND  
LEARN**

Hosted by BCPS Economic Development  
and Diversity Compliance



Scan to see an example of  
our BCPS Diversity Outreach  
Approach in action!