



# ***Cedar Hammock Community Development District***

**February 10, 2026**

## **Agenda Package**

### **TEAMS MEETING INFORMATION**

**MEETING ID: 297 388 231 261 72    PASSCODE: Wz2u7dA6**  
**[JOIN THE MEETING NOW](#)**

### **CALL-IN INFORMATION**

**PHONE #: 646-838-1601 ID #: 625 554 935#**

11555 HERON BAY SUITE 201  
CORAL SPRINGS, FLORIDA 33076

**CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

**Board of Supervisors**

Quentin Greeley, Chairperson  
Fred Bally, Vice Chairperson  
Don Eliasek, Assistant Secretary  
John Martino, Assistant Secretary  
Domiano Passalacqua, Assistant Secretary

Jennifer Goldyn, Regional Director  
Dan Cox, District Counsel  
Christian Haller, Accountant  
Janice Swade, Administrative Assistant

**Meeting Agenda**  
**Cedar Hammock Clubhouse**  
**8660 Cedar Hammock Boulevard, Naples, Florida 34112**  
**Tuesday, February 10, 2026 – 2:00 p.m.**

---

- 1. Roll Call**
- 2. Motion to Approve Agenda**
- 3. Public Comments on Agenda Items**
- 4. Staff Reports**
  - A. District Accountant
  - B. District Engineer
    - i. Consideration of RFQs for Engineering Services .....Page 3
      - a. Barraco and Associates, Inc.....Page 4
      - b. Quattrone & Associates, Inc.....Page 42
  - C. District Counsel
  - D. District Manager
    - i. Follow-Up Items
- 5. Business Items**
  - A. Irrigation Discussion
  - B. Club Updates
  - C. Discussion of Preliminary Fiscal Year 2027 Budget
  - D. Discussion of Guard House Incident
  - E. Rating Process for Engineers
  - F. Report on Erosion Control Project Wax Myrtle Pond
  - G. Terms of Supervisors
- 6. Business Administration**
  - A. Approval of the Minutes of the December 9, 2025 and January 13, 2026 Meetings.... Page 77
  - B. Acceptance of the Financial Report as of December 2025..... Page 84
  - C. Resolution 2018-02 Ratification Items
- 7. Supervisors' Requests**
- 8. Audience Comments**
- 9. Adjournment**

**The next meeting is scheduled to be held Tuesday, March 10, 2026 at 2:00 p.m.**

**District Office:**

Inframark, Infrastructure Management Services  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, FL 33076

**Meeting Location:**

Cedar Hammock Clubhouse  
8660 Cedar Hammock Boulevard  
Naples, Florida 34112

## Cedar Hammock Community Development District

**Inframark, Infrastructure Management Services**

11555 Heron Bay Boulevard Suite 201 1 Coral Springs Florida 33076

Telephone: (954) 603 -0033

The Evaluation Committee will first evaluate and rank responsive proposals on the criteria listed below. The criteria are itemized with their respective weights for a maximum total of 100 points. Any firm may receive the maximum points or a portion of this score depending on the merit of its proposal as judged by the Evaluation Committee.

Responses shall be evaluated based upon the following criteria and weight: Qualifications/Experience of these <input type="checkbox"/> Firm <input type="checkbox"/> Individuals and Sub-Consultants Assigned to Project <input type="checkbox"/> Project Manager		
References <input type="checkbox"/> Recent Experience in Similar Work <input type="checkbox"/> Verification and Reference Responses		
Technicals <input type="checkbox"/> Proposed Approach and Methodology <input type="checkbox"/> Understanding of the Scope of Work <input type="checkbox"/> Management Capabilities		
Location Considerations <input type="checkbox"/> Location of Office in Relation to the District	:	
Presentations <input type="checkbox"/> Submittal Quality of Document/Oral Presentation	:	
Grand Totals		



*Cedar Hammock*  
GOLF & COUNTRY CLUB  
*Naples, Florida*

**REQUESTS FOR QUALIFICATIONS FOR  
ENGINEERING SERVICES**

CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

**Barraco**  
and Associates, Inc.

2271 McGregor  
Boulevard Suite 100  
Fort Myers, FL 33901  
[www.barraco.net](http://www.barraco.net)

January 30, 2026

Cedar Hammock Community Development District  
c/o Mr. Wesley Elias  
District Manager  
8660 Cedar Hammock Blvd  
Naples, Florida 34112

Re: Request for Qualifications for Professional Engineering Services  
Cedar Hammock Community Development District

Dear Mr. Elias:

Barraco and Associates, Inc. (BAI) is pleased to submit this Statement of Qualifications to the Cedar Hammock Community Development District (CDD) to serve as District Engineer.

BAI proposes Carl A. Barraco, Sr., P.E., to serve as District Engineer, Frank Savage as CDD Project Manager, and Douglas Tarn for Construction Services. Mr. Barraco, Sr.'s experience with CDDs is diversified, including serving as CDD Supervisor for two independent Districts in Lee County for a combined tenure of eight years, assisting with the establishment of 27 CDDs, and serving as District Engineer for 27 Districts over the years. The Firm currently serves as District Engineer for 23 CDDs. This experience provides a thorough knowledge of CDDs including their operating procedures and budgets. Mr. Savage and Mr. Tarn assist Mr. Barraco with a number of the Firm's current CDD responsibilities including meeting attendance, project management, field operations and construction services. Many CDDs do not have daily engineering issues; therefore, in order to preserve the CDD budget, BAI confirms with the respective CDD Manager whether the District Engineer's presence is needed or requested for each scheduled CDD BOS meeting.

Barraco and Associates appreciates this opportunity to provide the Firm's qualifications for District Engineer for the Cedar Hammock Community Development District, and we look forward to the opportunity to provide professional services to the Cedar Hammock CDD.

If you should have any questions or require additional information, please advise.

Very truly yours,  
**BARRACO AND ASSOCIATES, INC.**



Carl A. Barraco, P.E.  
*President*  
*Proposed District Engineer*

Very truly yours,  
**BARRACO AND ASSOCIATES, INC.**



Frank Savage  
*Proposed CDD Project Manager*

# QUALIFICATIONS

Barraco and Associates, Inc. (BAI) is a civil engineering, land surveying, and land planning firm established in 1998; however, the firm's senior staff members have worked together for over 36 years in Southwest Florida. This history of shared work experience provided the solid foundation on which to build the firm and quickly established BAI as a regional leader of professional consulting firms in Southwest Florida.

The firm's mission is to assist clients in achieving their project objectives by providing highly responsive, technically sound, cost-effective services. The firm's sincere commitment to consistently providing clients with outstanding service is tied directly to our attention to detail and dedication to our clients and their projects.

BAI headquarters is conveniently located on McGregor Boulevard in downtown Fort Myers and a second office in Panama City, Florida. Our office locations, coupled with interaction on numerous projects over the years, have secured a working knowledge and skillful aptitude of the criteria, processes, policies and procedures utilized for planning, permitting, designing and construction of projects in Florida. This experience has afforded BAI valuable insights to the various public information approaches along with a history of precedents, agency staff and working relationships among the involved entities.

## Proposed CDD Management Personnel:



Carl A. Barraco,  
Sr., P.E.  
District Engineer



Frank Savage  
CDD Senior  
Project Manager



Douglas Tarn  
Construction  
Services

For the Cedar Hammock Community Development District, BAI proposes Carl A. Barraco, Sr., P.E., as District Engineer, Frank Savage as CDD Project Manager and Douglas Tarn as Construction Services Manager. ***Regular District meeting attendance will be handled by Mr. Barraco, Sr. and/or Mr. Savage, and Mr. Tarn will handle construction services requests.***

# Offered Professional Services:

BAI currently employs 57 residents of Lee County and has additional staff in the Panama City office. Staff include six licensed professional engineers, three licensed surveyors, a certified land planner, five project managers, designers, construction inspectors, survey field crews, and administrative staff.

## ***Engineering:***

- Community Development Districts-District Engineer Duties
- Engineering Cost Analysis
- Traffic Impact Studies
- Utility Design
- Stormwater Management
- Roadway Design
- Permitting
- Utility Coordination
- Emergency Preparedness Plans
- Signing and Marking Design
- Access Management
- Project Management
- Intersection Design
- Maintenance of Traffic Plans
- Expert Witness
- Design Alternatives Construction Plan preparation
- Technical Specifications

## ***Construction Administration:***

- Construction Engineering and Inspection (CEI)
- Assistance with Contractor Selection
- Design and Constructability Reviews
- Observation Activities
- Obtain Record Information
- Shop Drawings Reviews
- Contractor Pay Request Review
- Testing Materials & Result Review
- Pre-construction Meetings
- Public Information Facilitation
- Public Involvement Workshops

## ***Surveying and Mapping:***

- Boundary and Control Surveys
- Sketches and Legal Descriptions
- Topographic Surveys
- Subdivision Platting
- Construction Stakeout
- GPS Services
- Deed Research
- Mortgage Inspections
- Right-of-Way Surveys
- Jurisdictional Surveys

## ***Planning:***

- Planned Development Rezoning
- Special Exceptions and Variances
- Community Planning
- Developments of Regional Impact (DRI)
- Due Diligence/Feasibility Study
- Comprehensive Plan Amendments
- Conflict Resolution
- Public Involvement & Facilitation
- Design Guidelines
- Zoning
- Master Concept Plans



# Current CDD Clients

BAI **currently** is the District Engineer and provides ongoing services for **23 different CDDs**; Additionally, BAI has helped establish 27 different CDDs over the years. Our current service areas include the following 7 counties: Lee, Collier, Charlotte, Hendry, Glades, Highlands, and DeSoto.

- *Kingston One*
- *Lucaya*
- *Mirada*
- *Moody River Estates*
- *WildBlue*
- *Orange Blossom Ranch*
- *Paseo*
- *Bayside*

- *River Hall*
- *Saltleaf*
- *Stonewater*
- *Tuckers Pointe*
- *V-Dana*
- *Victory Park*
- *Waterford Landing*
- *Orange Blossom Groves*

- *Bay Creek*
- *Blue Lake*
- *Catalina at Winkler*
- *Preserve*
- *Coral Creek*
- *Corkscrew Farms*
- *Del Webb Oak Creek*
- *Cypress Shadows*

## BAI's Approach to Providing Engineering Services to CDDs

Our approach is rooted in our extensive experience and understanding of the myriad, evolving responsibilities of a CDD throughout its ongoing life cycle. Prioritizing timely, well-informed and transparent communication, with a focus on educating and advising the CDD as to its obligations and responsibilities, particularly as the CDD Board of Supervisors shifts from developer to residential control, is paramount to being a successful District Engineer. BAI also emphasizes relationship building, and takes pride in maintaining strong, collegial relationships with many of the leading management and counsel entities in this area. Additionally, BAI understands CDDs vary greatly when it comes to size and budget, and we aim to help identify and navigate issues which may put a strain on the budgetary considerations of a CDD through assistance in establishing systems and processes for identification and prioritization of issues which may reasonably come before the CDD.

*"As President of Barraco and Associates, Inc., I am incredibly proud of our dedicated and skilled team. Their unwavering commitment to excellence and collaborative spirit ensures that we deliver high-quality projects that meet and exceed our clients' expectations. Our collective expertise and local knowledge empower us to navigate complex challenges and provide innovative solutions for Southwest Florida and beyond. Together, we are **committed** to shaping a better community... one project at a time."*

— Carl A. Barraco, P.E., President, Barraco and Associates, Inc.

# Past Experience and Performance for Typical CDD projects:

## Corkscrew Farms CDD, Fort Myers: 2025 Annual Inspection - **Ongoing**

As the District Engineer to the Corkscrew Farms Community Development District (CDD) (District), Barraco and Associates (BAI) was requested by the CDD Board of Supervisors (BOS) during the August 18, 2025, BOS meeting to prepare memorandum for HB7013 compliance based on field inspector notes and photos. The scope of the inspections and corresponding memorandum are based on an inspection of all control structures and basin interconnects to verify appropriate drainage conditions at all intended outfalls within the SWMS. These inspections were performed at or around August 25, 2025. The inspection results are currently being reviewed and summarized into a memorandum, which is still ongoing and will be provided to the District in anticipation of the November Board of Supervisors (BOS) meeting.



This project will be the first in a series of annual, cyclical inspections to provide further guidance and direction to the BOS for the ongoing, perpetual operation and maintenance of the District's SWMS. This work may include inspections of all lake banks and detention areas, including primary storm sewer interconnects within each basin of the SWMS. Following those inspections, BAI may create erosion maps and associated reports with prioritization and order of magnitude cost estimates for BOS consideration.



**District Manager: Brian Lamb**

**Client of BAI since 2015**

CDD, Naples: Establishment of CDDs for Newly  
Constructed Developments - **Ongoing**



BAI initially worked with staff and the developer team to establish both Districts. Concurrently, BAI generated master engineer's reports to establish the Capital Improvement Projects (CIP) for each respective District. These reports include order of magnitude cost estimates that establish maximum bonding limits based on the anticipated costs to complete the CIP for each district. As construction bonds became available, BAI worked with District staff and the development team to prepare pay requisitions over the completed improvements, which conveyed the completed improvements to the District for perpetual operation and maintenance responsibilities. For some portions of the development, the construction and conveyance work is completed and for other portions of the development, construction work remains ongoing. For those improvements completed and conveyed to the District, BAI continues to support the District by performing scheduled inspections of the improvements and providing guidance to the District BOS and staff. **As of in 2025, BAI has started concentrating more efforts into obtaining CDDs within Collier County to match the company's ongoing growth within the county. We added Cypress Shadows to our client list just last fall.**

**District Manager: Andrew Kantarzhi**

**Clients of BAI since 2015  
(Orange Blossom Ranch) and  
2016 (Orange Blossom Groves)**



## **Blue Lake CDD, Fort Myers: Revetment Project - Ongoing**



The Blue Lake Community Development District (herein, the “District” or “CDD”), located in Lee County, Florida, is the responsible entity for the perpetual operation and maintenance of a storm water management/ recreational lake within the boundary of the District. The recreational lake’s banks are stabilized in part by a retaining wall which experienced significant damage during the Hurricane Ian storm event on September 28, 2022. Additional damage to portions of the lake bank have occurred during subsequent storm events, including recent named storms Hurricane Helene (September 26, 2024) and Hurricane Milton (October 9, 2024).

**District Manager: Kathleen Meneely**

**Client of BAI since 2018**

The goal of the Project is to provide more immediate protection against potential wave action for those areas most currently exposed and compromised due to the prior impacts, hence generally the northern banks of each lake. The proposed revetment is considered as an initial phase of restoration for large portions of the lakes that ultimately may receive additional restoration work. The intent is for the revetment to remain in place in perpetuity and serve as additive protection to any further restoration work that may be considered in the future over these areas (i.e. future phases of restoration).

# Examples of Current ongoing Active CDD Client Projects

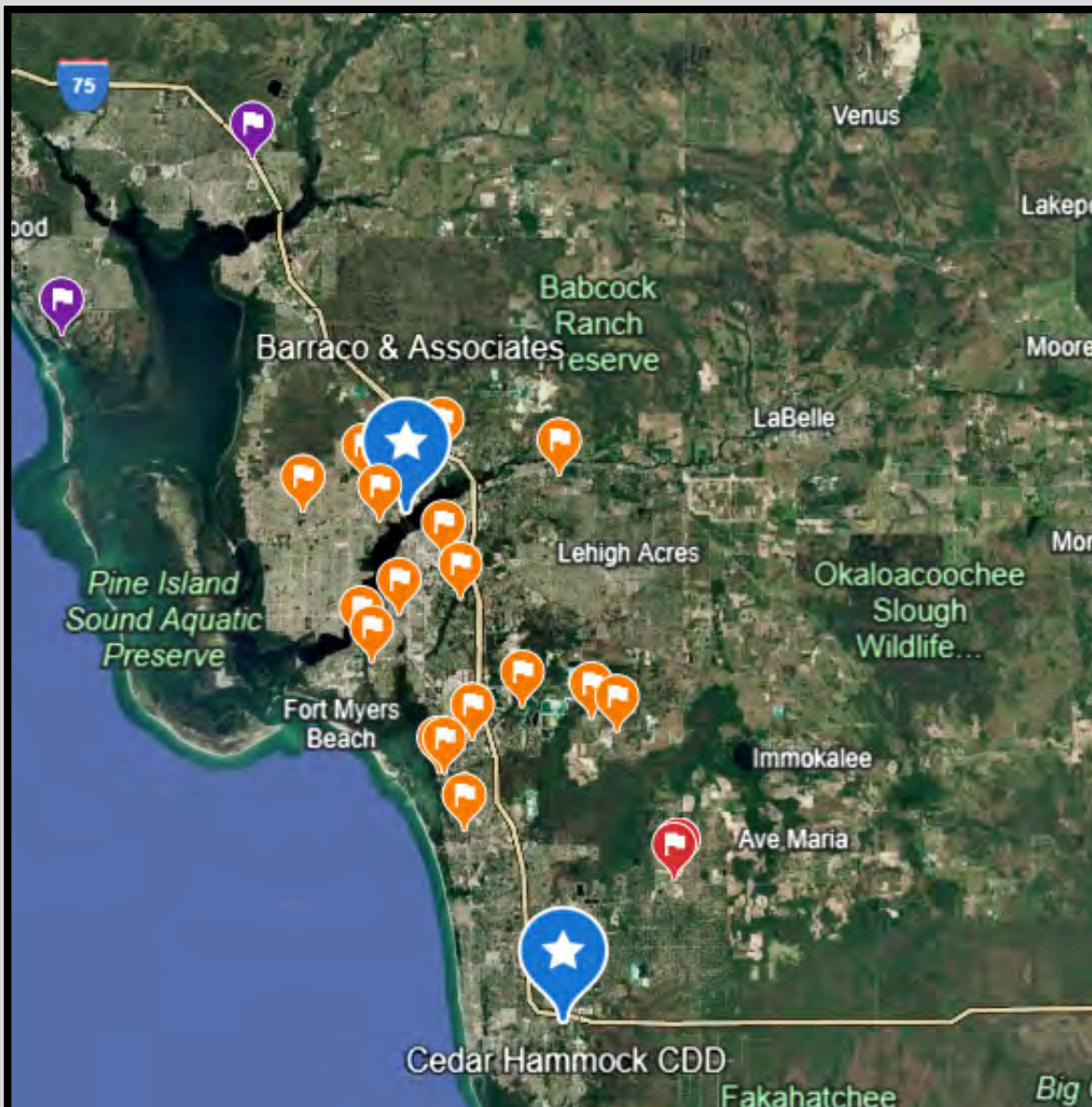
Agenda Page 12

<b>CDD:</b>	<b>Active Projects:</b>	<b>Description:</b>
Corkscrew Farms	HB 7013 inspection report	Annual, ongoing inspection and reporting of current conditions of District facilities.
Blue Lake	Recreational lake restoration	Assist permitting, coordination, design and CEI for approximately 6,500 linear feet of recreational lake bank impacted by prior hurricane events. Task involves generating supplemental engineering report to support financing.
Paseo	Comprehensive storm sewer inspections	Inspection of entire storm sewer system for sediment accumulation and preparation of report and exhibit providing recommendations for those portions of the system that should be considered for cleaning.
Moody River Estates	Surface water lake bank remediation	Ongoing support for remediation of various lake banks experiencing erosion conditions. Task includes preparing detailed remediation plans and CEI services needed to certify the remediation work is complete
V-Dana	Construction bond certifications	Assist with the final closeout of construction bonds by verifying and certifying the improvements associated with the District's Capital Improvement Plan are complete.
Kingston One	District acquisition/ pay requisition support	Review various expenses incurred associated with the Development and determine the extent to which those expenses align with improvements of the District's Capital Improvement Plan. This task also includes preparation of pay requisition documents to support the acquisition of those improvements.
Saltleaf	Plat review and easement needs analysis	Examine existing and proposed dedications, via land transfers, plats or separate instruments, and provide guidance regarding the sufficiency of those dedications over anticipated District improvements
Lucaya	NPDES MS4 Annual Reporting	Inspect SWMS facilities, analyze nutrient data, and prepare an Annual Report for the District as part of the larger Lee County MS4 permit to be provided annually to FDEP

# LOCATION & ACCESSIBILITY

BAI's corporate headquarters is located in Fort Myers, Florida which is where the proposed staff operates out of. BAI is currently operating in the following 7 counties: Lee, Collier, Charlotte, Hendry, Glades, Highlands, and DeSoto.

Barraco's main office off McGregor Blvd is about 35 miles away from Cedar Hammock. We currently provide services for 23 different CDDs with 4 of them being in Collier County.

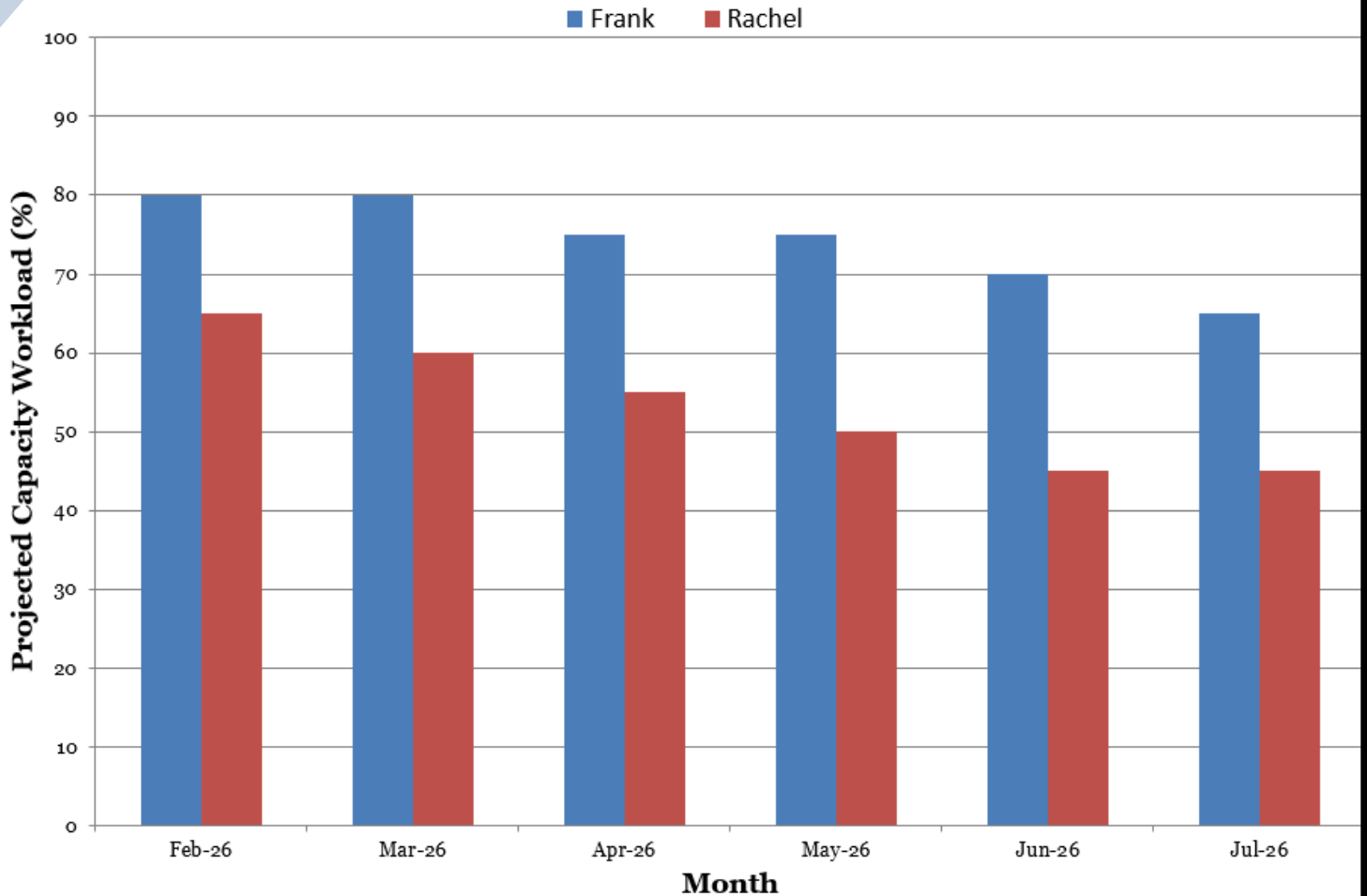


Collier County	
Lee County	
Charlotte County	

# CDD TEAM AVAILABILITY

Agenda Page 14

## Current and Projected Workload as of February 1, 2026



### The following persons are authorized to make representations for respondent:

**Carl A. Barraco, P.E. - President**  
2271 McGregor Blvd. Suite 100 Fort  
Myers, FL 33901 CarlB@barraco.net  
Phone: (239) 461-3170  
Fax: (239) 461-3169

**Frank Savage - Senior Project Manager**  
2271 McGregor Blvd. Suite 100 Fort  
Myers, FL 33901 Franks@barraco.net  
Phone: (239) 461-3170  
Fax: (239) 461-3169

## Willingness to Meet Time/Budget Requirements

Appendix Page 15

With 28 years of experience, BAI takes great pride in the firm's track record of providing timely and efficient professional services to its clients. If a situation arises wherein additional in-house staff assistance is needed to meet a deadline or maintain a project schedule, BAI has the staffing available to reallocate resources to ensure project schedules and budgets are maintained throughout the duration of the project. **BAI staff members understand one of the most significant measures of the success of a project is whether or not the project budget and schedule are maintained.**

BAI is unique amongst other engineering firms with having **2 specific members of staff that are solely dedicated to our CDDs** and their overall management:

**Frank Savage - CDD Senior Project Manager**  
**franks@barraco.net**

**Rachel Wright - CDD Administrative Assistant**  
**rachelw@barraco.net**



## MBE Status

BAI is not a certified MBE; however, the firm proudly utilizes MBE subconsultants when additional consultant assistance may be required. The local companies that we've partnered with in the past are Lomski Engineering and Cella Molnar & Associates.

## Volume of Work Previously Awarded by CDD

The firm has not provided any services to the Cedar Hammock CDD.



## REFERENCES

**Mr. Chesley “Chuck” E. Adams, Jr.**

(District Manager)

Director of Operations Wrathell, Hunt and Associates, LLC  
9220 Bonita Beach Road, Suite 214  
Bonita Springs, FL 34135  
239.464.7114  
adams@whhassociates.com

*Looks good Frank, you may have missed your calling - Chuck Adams*

*Thank you for your incredible work ethic on our requisitions. Awesome.*

*Really means so much to me. –  
Dominic Cameratta*

**Mr. Dominic Cameratta**

(Client - Developer)

Cameratta Companies, Chief Financial Officer  
21101 Design Parc Lane, Suite 103, Estero, FL 33928  
[dcameratta@camerattacompanies.com](mailto:dcameratta@camerattacompanies.com)  
(239) 425-8662

**Ms. Jennifer Kilinski**

(District Counsel)

Kilinski Van Wyk, Founding Partner  
517 E. College Avenue, Tallahassee, 32301  
[jennifer@cddlawyers.com](mailto:jennifer@cddlawyers.com)  
(877) 350-0372

*Impressive assembly of information,  
Frank! Thank you very much! –  
Jennifer Kilinski*

# FIRM ORGANIZATION

Agenda Page 17



Carl A. Barraco, P.E.  
Principal Engineer



Frank Savage  
CDD Senior Project Manager

Rachel Wright  
CDD Administrative  
Assistant



Doug Tarn  
Construction Services Manager

Alyssa Wlosinski  
Senior Project Coordinator

Kelly Liscum  
Construction Services Secretary



# CARL A. BARRACO, P.E.

Agenda Page 18

## President - Principal in Charge

Carl A. Barraco, along with his associates, formed Barraco and Associates, Inc., in April 1998. Prior to this time he was a senior shareholder and served on the Board of Directors of a large Southwest Florida engineering and surveying firm.

Mr. Barraco has been providing engineering services in Southwest Florida for 41 years. His professional experience is well diversified as illustrated below:

1. Principal in Charge for **U.S. 41 Transmission Line Improvements (Alico Road to Colonial Boulevard, Phases 1A- 1, 2A-West and 2A-East)** project for Lee existing forcemain and watermain from south of Old Gladiolus Drive to north of Crystal Drive in Fort Myers. To alleviate impacts to traffic, BAI successfully designed and coordinated the construction of watermain and forcemain directional bores beneath U.S. 41 and many side roads. To minimize construction costs and maintain an effective design, BAI coordinated with FDOT for simultaneous installation of the new 8-foot sidewalk being constructed within U.S. 41 right-of- way.

2. Project Engineer for **Corkscrew Farms**, a total of 1,325 residential unit subdivision, being constructed in two phases, located in Lee County. Services included providing for infrastructure including all drainage, water and sewer design.

3. Project Engineer for **Paseo**, a 444-acre, 1,149 - unit residential subdivision located in Fort Myers, Florida. Services included providing for infrastructure including all drainage, water and sewer design.

4. Project Engineer for full infrastructure to support the **River Hall** subdivision, a 2,000-acre, 1,199-unit residential subdivision, located off S.R. 80 in Lee County. Included infrastructure design and construction of over 20 miles of multiple diameter watermains, 18 miles of gravity sewer, 8.5 miles of forcemain including a Lee County Utilities 4,500 LF forcemain within SR 80 ROW.

5. Project Engineer/Manager for **Somerset at the Plantation**, a 1,269-acre, 530-unit subdivision located in Fort Myers, Florida. Services included providing for infrastructure including all drainage, water and sewer design, permitting and certifications.

## // EDUCATION

University of South Florida B.S.

Civil Engineering - 1984

M.S. Civil Engineering - 1987

## // PROFESSIONAL REGISTRATION

Florida P.E. #38536

## // PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers Florida Engineering Society (FES)
- National Society of Professional Engineers

## // HONORS

**2016**

Florida Engineering Society Calusa  
Chapter Engineer of the Year

**1998**

Asphalt Contractors Assn. of FI, Inc.  
District One Road and Streets Award

**1993-1994**

FES - Calusa Chapter Young  
Engineer of the Year

**1983**

American Society of Civil Engineers  
Student Engineer of the Year



# FRANK SAVAGE

Agenda Page 19

## Senior CDD Project Manager

---

Frank Savage entered the civil engineering discipline in March 2006 when he joined Barraco and Associates, Inc. as an Assistant Project Manager, where he was employed until June 2012, before re-entering the field in August 2023, giving Mr. Savage over seven years of experience in the field of engineering.

---

Mr. Savage represents the District Engineer for various Community Development Districts (CDDs), where he works in conjunction with the District Manager, District Counsel, and District Board of Supervisors to provide professional services, recommendations and guidance related to District-owned and operated facilities.

Mr. Savage has concentrated his efforts on overseeing the design, permitting, construction and certification of utilities and water management systems for commercial and residential developments. His experience includes, but is not limited to, the following residential, commercial, and governmental projects on which he performed the duties of Lead Project Manager:

- **Corkscrew Farms:** Mr. Savage is responsible for aiding the district engineer and being the liaison with the Board of Supervisors and staff for district supporting. This CDD has a total of 1,325 residential unit subdivision, located in Lee County. Services included providing for infrastructure including all drainage, water and sewer design.
- **V-Dana:** Mr. Savage is responsible for aiding the district engineer and being the liaison with the Board of Supervisors and staff for district supporting. This CDD has a total of 2,400 residential units in the subdivision, located in Lee County. Services included providing for infrastructure including all drainage, water and sewer design.
- **Blue Lake:** Mr. Savage is responsible for aiding the district engineer and being the liaison with the Board of Supervisors and staff for district supporting. This CDD has a total of 432 single-family residential units, located in Lee County. Services included providing for infrastructure including all drainage, water and sewer design.

## // EDUCATION

---

Florida Gulf Coast University M.S.,  
Applied Mathematics - 2018

University of Florida B.A.,  
Mathematics - 2003

## // CURRENTLY REPRESENTING THE FOLLOWING CDDs

---

- Bayside
- Bay Creek
- Orange Blossom Groves
- Blue Lake
- Orange Blossom Ranch
- Catalina at Winkler Preserve
- Paseo
- Coral Creek
- River Hall
- Corkscrew Farms
- Saltleaf
- Del Webb Oak Creek
- Treeline Preserve
- Kingston
- Tuckers Pointe
- Lucaya
- V-Dana
- Mirada
- WildBlue
- Moody River Estates
- Victory Park
- Cypress Shadows



# DOUGLAS TARN

Agenda Page 20

## Construction Services

---

Douglas Tarn joined the construction administration team at Barraco and Associates, Inc. in May 2007. Mr. Tarn has provided project management and construction observation services for over 16 years on projects since joining the firm, including the following:

---

### // EDUCATION

---

Santa Fe College A.A.S. Building Construction Technology (emphasis on Construction Management) - 2007

### // PROFESSIONAL CERTIFICATIONS

---

- FDOT - Temporary Traffic Control Advanced
- FDOT - Final Estimates
- FDOT - Earthwork Construction Inspection
- FDOT - Asphalt Paving Technician Level 1
- FDOT - MSE Wall
- FDEP Stormwater Management Inspector - 2008
- SFWMD Dewatering 101
- USDOT - Nuclear Gauge HAZMAT

### // MILITARY SERVICES

---

Florida Army National Guard  
Air Defense Artillery - 14S  
2002-2005, Honorably Discharged

**1. Orange Grove Boulevard-Hancock Bridge Parkway to Pondella Road, Lee County** – This Lee County Utilities project consisted of replacing 10" water main on the east side of Orange Grove Boulevard from just south of Hancock Bridge Parkway to Pondella Road. The project included replacing existing storm drainage as well as installing new storm drainage to make improvements within the right-of-way. Over one mile of sidewalk was removed and replaced. Additional work included roadway and driveway repairs where new water main was installed. Mr. Tarn served as project manager.

**2. BAI performed CEI and GIS services for State Road 739** (total length of 1.336 miles) for the City of Fort Myers. Most notable service provided was maintaining water and sewer service for residences and businesses during construction along the corridor. GIS services included providing as-built information after utilities were installed. Mr. Tarn served as the Senior Utility Inspector and Project Manager.

**3. For the City of Fort Myers' Metro Parkway Utilities Relocation** project from Dr. Martin Luther King, Jr. Boulevard to Hanson Street on Evans Avenue and Fowler Street to Industrial Street on Hanson Street, Mr. Tarn witnessed and inspected the removal and installation of force main, gravity sewer, and water main. Other responsibilities included maintaining daily construction reports and client and contractor interface. This project was completed in 2008, ahead of schedule and under budget, and was constructed under a JPA between the City of Fort Myers and the FDOT.

# *State of Florida*

## *Department of State*

I certify from the records of this office that BARRACO AND ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on March 5, 1998.


The document number of this corporation is P98000021404.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 5, 2026, and that its status is active.

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

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Fifth day of January, 2026*



  
*Secretary of State*

Tracking Number: 5330264323CC

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

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



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

Agenda Page 22



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

**BOARD OF PROFESSIONAL ENGINEERS**

THE ENGINEERING BUSINESS HEREIN IS AUTHORIZED UNDER THE  
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**BARRACO AND ASSOCIATES, INC.**

2271 MCGREGOR BOULEVARD SUITE 100  
FT. MYERS FL 33901

**LICENSE NUMBER: CA7995**

**EXPIRATION DATE: FEBRUARY 28, 2021**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

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



Florida Department of Agriculture and Consumer Services  
Division of Consumer Services  
Board of Professional Surveyors and Mappers  
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LB6940** Agenda Page 23

Expiration Date February 28, 2027

## Professional Surveyor and Mapper Business License

Under the provisions of Chapter 472, Florida Statutes

**BARRACO AND ASSOCIATES INC**  
**2271 MCGREGOR BLVD**  
**FORT MYERS, FL 33901-3314**

A handwritten signature in black ink, appearing to read "Wilton Simpson".

WILTON SIMPSON  
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Agenda Page 24



**FBPE**  
FLORIDA BOARD OF  
PROFESSIONAL ENGINEERS

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

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**BARRACO, CARL ANTHONY**

2271 MCGREGOR BLVD.  
SUITE 100  
FORT MYERS FL 339010000

**LICENSE NUMBER: PE38536**

**EXPIRATION DATE: FEBRUARY 28, 2027**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

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

# ARCHITECT-ENGINEER QUALIFICATIONS

## PART I - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)***Cedar Hammock Community Development District Request for Qualifications**

2. PUBLIC NOTICE DATE

3. SOLICITATION OR PROJECT NUMBER

**N/A**

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

**Carl A. Barraco, P.E.**

5. NAME OF FIRM

**Barraco and Associates, Inc.**

6. TELEPHONE NUMBER

**239.461.3170**

7. FAX NUMBER

**239.461.3169**

8. E-MAIL ADDRESS

**carlb@barraco.net**

### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCON-TRACTOR			
a.	<input checked="" type="checkbox"/>				<b>Barraco and Associates, Inc.</b> <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	<b>2271 McGregor Boulevard Suite 100 Fort Myers, FL 33901</b>	<b>District Engineer</b>
b.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		

### D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached) **On Page 5**

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
<b>Carl A. Barraco, Sr., P.E.</b>	<b>District Engineer</b>	<b>41</b>	<b>27</b>

15. FIRM NAME AND LOCATION *(City and State)***Barraco and Associates, Inc. - Fort Myers, Florida**16. EDUCATION *(Degree and Specialization)***M.S. - Civil Engineering (1987)****B.S. - Civil Engineering (1984)**17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)***Professional Engineering License No. 38536 - Florida**18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

**Florida Engineering Society, Calusa Chapter - Engineer of the Year (2015-16); Roads & Streets Award presented by District One of the Asphalt Contractor Assn. of Fla., Inc. (1998); FES Calusa Chapter - Young Engineer of the Year Award (1993-94); American Society of Civil Engineers - Student Engineer of the Year (1983)**

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>Paseo Development - Fort Myers (Lee County, FL)</b>		<b>2011</b>	<b>2014-2015</b>
a.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm <b>Project Engineer/Manager for 444-acre, 1,149 unit residential subdivision; services included design for project infrastructure including all drainage, water and sewer; estimated infrastructure construction costs for Phase 1 is \$10,400,000.</b>		
<b>Bayside/Bay Creek CDD (Lee County, Florida)</b>		<b>Continuing</b>	<b>N/A</b>
b.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm <b>District Engineer for the Bayside and Bay Creek Community Development Districts.</b>		
<b>Corkscrew Farms CDD (Lee County, Florida)</b>		<b>Continuing</b>	<b>Continuing</b>
c.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm <b>The District includes approximately +/- 999 acres of the overall +/-1,361 acre Corkscrew Farms Development. A total of 1,325 residential units is proposed to be constructed over the course of two phases. The development is located in Lee County, Florida. Proposed public infrastructure is estimated at \$51,000,000.</b>		
<b>Mirada (Fort Myers, Lee County, Florida)</b>		<b>Continuing</b>	<b>N/A</b>
d.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm <b>Principal in Charge for a 59-acre, mixed use development (240 residential units, 200,000 sq. ft. medical/office space); services include design of infrastructure (paving, drainage, water, sewer, and surface water management). Not yet constructed; project has been put on hold.</b>		
<b>Waterford Landing (Fort Myers, Lee County, Florida)</b>		<b>Continuing</b>	<b>Continuing</b>
e.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm <b>Principal in Charge for this 1,012-unit, 255.8-acre residential development. BAI provided full civil engineering and survey services including zoning, site design, permitting, surveys, construction administration, and project certification. Estimated infrastructure costs for this project \$12,367,000.</b>		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
<b>Frank Savage</b>	<b>CDD Project Manager</b>	a. TOTAL <b>8.5</b>	b. WITH CURRENT FIRM <b>8.5</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Barraco and Associates, Inc. - Fort Myers, Florida</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>M.S. - Applied Mathematics (2018)</b> <b>B.S. - Mathematics (2003)</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> <b>V-Dana Community Development District (CDD) (Lee County, FL)</b>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(If applicable)</i> <b>Continuing</b>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Support District Engineer and attendance at Board of Supervisors meetings.</b>	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> <b>Orange Blossom Ranch CDD (Collier County, FL)</b>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(If applicable)</i> <b>Continuing</b>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Support District Engineer and attendance at Board of Supervisors meetings.</b>	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> <b>Paseo CDD (Fort Myers, Lee County, FL)</b>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(If applicable)</i> <b>N/A</b>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Support District Engineer and attendance at Board of Supervisors meetings.</b>	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> <b>Orange Blossom Grove CDD (Collier County, FL)</b>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(If applicable)</i> <b>N/A</b>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Support District Engineer and attendance at Board of Supervisors meetings.</b>	<input type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> <b>Bayside/Bay Creek CDD (Lee County, FL)</b>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(If applicable)</i> <b>N/A</b>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Assist District Engineer and attendance at Board of Supervisors meetings.</b>	<input type="checkbox"/> Check if project performed with current firm	

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**  
*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

21. TITLE AND LOCATION *(City and State)*

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Corkscrew Farms CDD**

b. POINT OF CONTACT NAME

**Brian Lamb, District Manager**

c. POINT OF CONTACT TELEPHONE NUMBER

**813.873.7300**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**Corkscrew Farms CDD consists of +/-999 acres of the overall +/-1,361 acre Corkscrew Farms Development. A total of 1,325 residential units is proposed to be constructed within the District over the course of two phases. The proposed infrastructure, which is considered fundable from the Bonds, is estimated at \$51,000,000. This project is ongoing.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME <b>Barraco and Associates, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Fort Myers, Florida</b>	(3) ROLE <b>District Engineer</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  <b>2.</b>
21. TITLE AND LOCATION <i>(City and State)</i>  <b>Bayside / Bay Creek CDD</b>		22. YEAR COMPLETED PROFESSIONAL SERVICES <b>Continuing</b>
		CONSTRUCTION <i>(If applicable)</i> <b>N/A</b>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER <b>Bayside/Bay Creek CDD</b>	b. POINT OF CONTACT NAME <b>Chuck Adams, District Manager</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>239.498.9020</b>
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>  <b>District Engineer for the Community Development District.</b>		

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME <b>Barraco and Associates, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Fort Myers, Florida</b>	(3) ROLE <b>District Engineer</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  <b>3.</b>		
21. TITLE AND LOCATION <i>(City and State)</i>  <b>Paseo CDD, Fort Myers, Florida</b>	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES <b>Continuing</b></td> <td>CONSTRUCTION <i>(If applicable)</i> <b>2014-15</b></td> </tr> </table>		PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(If applicable)</i> <b>2014-15</b>
PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(If applicable)</i> <b>2014-15</b>			

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER <b>Paseo CDD</b>	b. POINT OF CONTACT NAME <b>Belinda Blandon, District Manager</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>239.936.0913</b>
--------------------------------------	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

**BAI provided full civil engineering and surveying services through construction on this +/-450 acre residential community 749 multi-family and 378 single family units; currently serving as District Engineer for the Community Development District.**

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME <b>Barraco and Associates, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Fort Myers, Florida</b>	(3) ROLE <b>Civil Engineer/Surveyor/District Engineer</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <b>4.</b>
21. TITLE AND LOCATION <i>(City and State)</i> <b>Lucaya CDD, Fort Myers, Florida</b>	22. YEAR COMPLETED PROFESSIONAL SERVICES <b>Continuing</b>	
	CONSTRUCTION <i>(If applicable)</i> <b>2010</b>	

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER <b>Lucaya CDD</b>	b. POINT OF CONTACT NAME <b>Jordan Lansford, District Manager</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>813.344.4844</b>
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

**BAI provided full civil engineering and surveying services through construction on this +/-99 acre, 384 unit multi-family residential community; currently serving as District Engineer for the Community Development District.**

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME <b>Barraco and Associates, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Fort Myers, Florida</b>	(3) ROLE <b>Civil Engineer/Surveyor/District Engineer</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <b>5.</b>		
21. TITLE AND LOCATION <i>(City and State)</i> <b>Catalina at Winkler Preserve CDD, Fort Myers, Florida</b>	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES <b>Continuing</b></td> <td>CONSTRUCTION <i>(If applicable)</i> <b>2013</b></td> </tr> </table>		PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(If applicable)</i> <b>2013</b>
PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(If applicable)</i> <b>2013</b>			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER <b>Catalina at Winkler Preserve CDD</b>	b. POINT OF CONTACT NAME <b>Belinda Blandon, District Manager</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>239.936.0913</b>
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

**BAI provided civil engineering and surveying services including site design, permitting and surveying for this +/-111 acre, 282 single family unit residential development and is currently serving as District Engineer for the Community Development District.**

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME <b>Barraco and Associates, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Fort Myers, Florida</b>	(3) ROLE <b>Civil Engineer/Surveyor/District Engineer</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6.
21. TITLE AND LOCATION <i>(City and State)</i> <b>Moody River Estates CDD, Fort Myers, Florida</b>	22. YEAR COMPLETED PROFESSIONAL SERVICES <b>Continuing</b> CONSTRUCTION <i>(If applicable)</i> <b>Continuing</b>	

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER <b>Moody River Estates CDD</b>	b. POINT OF CONTACT NAME <b>Calvin Teague, District Manager</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>239.690.7100</b>
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

**BAI provides professional services to Moody River Estates Community Development District after completion of all CDD infrastructure was completed by others.**

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME <b>Barraco and Associates, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Fort Myers, Florida</b>	(3) ROLE <b>Civil Engineer/Surveyor/District Engineer</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7.		
21. TITLE AND LOCATION <i>(City and State)</i> <b>Waterford Landing CDD, Fort Myers, Florida</b>	22. YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES <b>Continuing</b></td> <td style="width: 50%;">CONSTRUCTION <i>(If applicable)</i> <b>Continuing</b></td> </tr> </table>		PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(If applicable)</i> <b>Continuing</b>
PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(If applicable)</i> <b>Continuing</b>			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER <b>Waterford Landing CDD</b>	b. POINT OF CONTACT NAME <b>Daniel Rom, District Manager</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>561.571.0010</b>		
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>				

**BAI has been providing full civil engineering and survey services including zoning, site design, permitting, surveys, construction administration, and project certification for this +/-255 acre, 1,012 unit residential development and is currently serving as District Engineer for the CDD.**

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME <b>Barraco and Associates, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Fort Myers, Florida</b>	(3) ROLE <b>Civil Engineer/Surveyor/District Engineer</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8.
21. TITLE AND LOCATION <i>(City and State)</i> <b>Mirada CDD, Fort Myers, Florida</b>		22. YEAR COMPLETED PROFESSIONAL SERVICES <b>Continuing</b>
		CONSTRUCTION <i>(If applicable)</i> <b>Continuing</b>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER <b>Mirada CDD</b>	b. POINT OF CONTACT NAME <b>Paul Winkeljohn, District Manager</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>954.721.8681</b>
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

**BAI provided infrastructure design including paving, drainage, water, sewer and surface water management for this +/-59 acre mixed use development (240 residential units, 200,000 sf of medical office space).**

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME <b>Barraco and Associates, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Fort Myers, Florida</b>	(3) ROLE <b>Civil Engineer/Surveyor/District Engineer</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  <b>9.</b>				
21. TITLE AND LOCATION <i>(City and State)</i>  <b>V-Dana CDD, Fort Myers, Florida</b>	22. YEAR COMPLETED <table style="width: 100%; border: none;"> <tr> <td style="border: none; padding: 2px 5px;">PROFESSIONAL SERVICES</td> <td style="border: none; padding: 2px 5px;">CONSTRUCTION <i>(If applicable)</i></td> </tr> <tr> <td style="border: none; text-align: center; padding: 2px 5px;"><b>Continuing</b></td> <td style="border: none; text-align: center; padding: 2px 5px;"><b>Continuing</b></td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>	<b>Continuing</b>	<b>Continuing</b>
PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>					
<b>Continuing</b>	<b>Continuing</b>					
23. PROJECT OWNER'S INFORMATION						
a. PROJECT OWNER <b>V-Dana CDD</b>	b. POINT OF CONTACT NAME <b>Brian Lamb, District Manager</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>813.873.7300</b>				
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>						

**BAI is currently providing District Engineer services for the V-Dana CDD. Verdana Village is a +/-2,138 acre residential development located along Corkscrew Road, east of the Alico Road intersection in unincorporated Lee County; the V-Dana CDD is comprised of +/-2,115 ares. The phased development will include 2,400 residential units.**

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
<b>a.</b> (1) FIRM NAME <b>Barraco and Associates, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Fort Myers, Florida</b>	(3) ROLE <b>District Engineer</b>
<b>b.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>c.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>d.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>e.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>f.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  10.		
21. TITLE AND LOCATION <i>(City and State)</i>  <b>Blue Lake CDD, Fort Myers, Florida</b>	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES <b>Continuing</b></td> <td>CONSTRUCTION <i>(if applicable)</i> <b>Continuing</b></td> </tr> </table>		PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(if applicable)</i> <b>Continuing</b>
PROFESSIONAL SERVICES <b>Continuing</b>	CONSTRUCTION <i>(if applicable)</i> <b>Continuing</b>			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER <b>Blue Lake CDD</b>	b. POINT OF CONTACT NAME <b>Kathleen Meneely, SW Fla. District Mgr.</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>941.875.4195</b>
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

**Blue Lake Community Development District consists of +/-706 acres of the overall +/-2,960 acre WildBlue Development. The community that comprises the District is known as VistaBlue. A total of 423 single family residential units are proposed to be constructed within the District over the course of three phases. The proposed public infrastructure which is considered fundable from the Bonds was estimated at \$12,281,000. This project is ongoing.**

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME <b>Barraco and Associates, Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Fort Myers, Florida</b>	(3) ROLE <b>Civil Engineer/Surveyor/District Engineer</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

## G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

## 29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	<b>Corkscrew Farms CDD</b>	6	<b>Moody River Estates CDD</b>
2	<b>Bayside / Bay Creek CDD</b>	7	<b>Waterford Landing CDD</b>
3	<b>Paseo CDD</b>	8	<b>Mirada CDD</b>
4	<b>Lucaya CDD</b>	9	<b>V-Dana CDD</b>
5	<b>Catalina at Winkler Preserve CDD</b>	10	<b>Blue Lake CDD</b>

## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.



## I. AUTHORIZED REPRESENTATIVE

*The foregoing is a statement of facts.*

31. SIGNATURE

32. DATE January 30, 2026

33. NAME AND TITLE

## ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

**N/A**

## PART II - GENERAL QUALIFICATIONS

*(If a firm has branch offices, complete for each specific branch office seeking work.)*


2a. FIRM (or Branch Office) NAME <b>Barraco and Associates, Inc.</b>			3. YEAR ESTABLISHED <b>1998</b>		4. UNIQUE ENTITY IDENTIFIER	
2b. STREET <b>2271 McGregor Boulevard, Suite 100</b>			5. OWNERSHIP			
2c. CITY <b>Fort Myers</b>		2d. STATE <b>FL</b>	2e. ZIP CODE <b>33901</b>			
6a. POINT OF CONTACT NAME AND TITLE <b>Carl A. Barraco, P.E., President</b>			a. TYPE <b>Florida Corporation</b>			
6b. TELEPHONE NUMBER <b>239.461.3170</b>			b. SMALL BUSINESS STATUS			
6c. EMAIL ADDRESS <b>carlb@barraco.net</b>			7. NAME OF FIRM (If Block 2a is a Branch Office)			
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED		8c. UNIQUE ENTITY IDENTIFIER	

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	9		C15	Construction Management	0
08	CADD Technician/Designer	17		C16	Construction Surveying	3
12	Civil Engineer	7		G04	Geographic Info System Svcs.	1
15	Construction Inspector/Observer	3		H07	Highways; Streets; Parking Lots	3
16	Construction Manager	1		H11	Housing (Residential, Multi-Family	5
38	Land Surveyor (PSM/Field)	14		I06	Irrigation; Drainage	3
47	Planner	1		L02	Land Surveying	3
48	Project Manager	5		P05	Planning (Community, Regional)	1
				P06	Planning (Site, Installation, Project)	2
				S10	Surveying; Platting; Mapping; Flood	3
				S13	Stormwater Handling & Facilities	2
				T04	Topographic Surveying & Mapping	2
				W02	Water Resources; Hydrology; GW	2
				W03	Water Supply; Treatment & Distrib.	2
				Z01	Zoning; Land Use Studies	2
	Other Employees					
	<b>Total</b>	<b>57</b>				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	0	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	7	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	7	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

## 12. AUTHORIZED REPRESENTATIVE

*The foregoing is a statement of facts.*

a. SIGNATURE 	b. DATE <b>January 30, 2026</b>
c. NAME AND TITLE <b>Carl A. Barraco, President</b>	

**RATE SCHEDULE**  
2025***SERVICES***

Expert Witness	\$ 450.00	per hour
Principal Professional Engineer (Carl Barraco Sr.)	\$ 300.00	per hour
Senior Professional Engineer	\$ 275.00	per hour
Professional Engineer	\$ 225.00	per hour
Project Engineer	\$ 200.00	per hour
Professional Surveyor and Mapper	\$ 225.00	per hour
Senior Project Manager	\$ 200.00	per hour
Project Manager	\$ 175.00	per hour
Principal Planner	\$ 195.00	per hour
CDD Manager (Frank Savage)	\$ 150.00	per hour
Senior Planner	\$ 165.00	per hour
Senior Project Technician	\$ 175.00	per hour
Project Technician	\$ 150.00	per hour
Senior Construction Observer (Doug Tarn)	\$ 150.00	per hour
Construction Observer	\$ 125.00	per hour
Senior Project Services	\$ 125.00	per hour
Project Services (Rachel Wright)	\$ 100.00	per hour
Two Man Survey Crew	\$ 200.00	per hour
Three Man Survey Crew	\$ 255.00	per hour
Four Man Survey Crew	\$ 295.00	per hour

***REIMBURSABLE EXPENSES***

11" x 17" color copy	\$1.65	EA
11" x 17" copy	\$0.16	EA
24" x 36" Bond Print	\$1.65	EA
24" x 36" High Gloss Photo	\$52.80	EA
24" x 36" Mylar Print	\$8.80	EA
8½" x 11" copies	\$0.07	EA
Courier - Bonita Springs	\$40.00	EA
Courier - Fort Myers	\$20.00	EA
Courier - Naples	\$60.00	EA
Courier Services - Port Charlotte	\$25.00	EA
24" x 36" Color Aerial	\$25.00	EA
24" x 36" Bond Color Print	\$20.00	EA

**Cost Plus 10%**

Equipment Rental  
Miscellaneous (Expense)  
Permit Fees

# Cedar Hammock

## Community Development District

January 30, 2026 | 3:00 PM



4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916  
239.936.5222

Jamie W. Rivera, PE, CFM  
Jamie@QAInc.net

## Ability & Adequacy of the Applicant's Professional Personnel

Quattrone & Associates, Inc. (QAI), founded in 2001, is a multi-disciplinary consulting firm based locally in Fort Myers, Florida. Located at 4301 Veronica Shoemaker Boulevard, QAI provides civil engineering, land planning, landscape architecture, and development consulting services throughout Southwest Florida. Unlike larger, decentralized firms, our team is concentrated locally, employing 20 full-time staff members, including six licensed Professional Engineers. Founder Al Quattrone began his career in Southwest Florida in the early 1990s and continues to lead the firm with a focus on service, integrity, and results.

QAI has built a strong reputation for delivering high-quality plans, meeting deadlines, and staying within budget for both public and private clients across Lee, Collier, Charlotte, Sarasota, and Hendry counties. Our core expertise spans areas critical to the District's needs, specifically water management, public infrastructure, and environmental compliance. For instance, our team possesses extensive experience managing complex drainage infrastructure, such as the Daughtry Creek East Branch Improvements, where we designed culvert replacements to restore natural flow patterns and significantly reduce flooding during major storm events. regarding public infrastructure and permitting, we are currently under contract with Lee County for continuing civil engineering services, having completed drainage-focused projects such as the Lehigh Acres Culvert Survey & Drainage Analysis. Furthermore, we demonstrate specialized expertise in coastal and environmental compliance by managing over 25 residential drainage plans on Fort Myers Beach, many within the Coastal Construction Control Line (CCCL) or FEMA's Limit of Moderate Wave Action (LiMWA), which is vital for Florida waterway management.

Our team actively monitors progress and schedule adherence while providing technical oversight to uphold our standard of excellence. From preliminary planning and NPDES compliance to final construction inspections, we remain focused on delivering timely, accurate, and dependable results for the District.

Serving as the Contract Manager and District Engineer for the Cedar Hammock Community Development District will be Jamie Rivera, who will handle District meetings, construction services, and other engineering tasks. Jamie will serve as the primary point of contact for the Board of Supervisors and District Staff. Jamie's experience encompasses Southwest Florida land development, including project management modeling, local and state municipality permitting, CDD representation, MS-4 reporting, and pay requisition/CDD infrastructure turnover reporting. Jamie will be responsible for attendance at Board meetings, overseeing construction services, and managing the engineering tasks required to maintain the District's stormwater systems and public improvements.



### ***Jamie W. Rivera, PE, CFM***

Main Point of Contact / Contract Manager

---

**Contact Information:** jamie@qainc.net; 239.936.5222

---

**Total Experience:** 8 Years

---

**Education:** BS, Environmental Engineering, Florida Gulf Coast University, 2018

---

**Professional Registrations:**

Professional Engineer: Florida #94230, 2022

Certified Floodplain Manager: #23-12980

Stormwater, Erosion, & Sedimentation Control: #39983, 2018

---

## Applicant's Willingness to Meet Time & Budget Requirements

### Schedule Controls

One major asset of the QAI Team includes our project engineers' ability to seamlessly coordinate with our established network of trusted subconsultants. While we specialize in civil engineering and planning, we maintain strong, long-standing working relationships with premier surveying, environmental, and geotechnical firms throughout Southwest Florida. This approach prioritizes clear and proactive communication, ensuring that data collection needs are met quickly and accurately. Any sudden changes to the project scope or unanticipated field conditions are coordinated and resolved immediately through our centralized management, resulting in increased efficiency and "one-stop" accountability for the District. QAI recognizes that coordination is a critical success factor. We have successfully worked with a multitude of engineering subconsultants in the region on a variety of public and private projects. The relationships developed with specialized firms in hydrogeology, structural engineering, and environmental science help streamline the collection, evaluation, and communication of any data needed throughout the District's projects.

As QAI's Contract Manager, Jamie Rivera will be responsible for monitoring the project schedules and milestones that come to fruition throughout the timeline of this contract. To ensure alignment and project efficiency, she will provide regular progress reports and conduct coordination meetings to assess several critical items. These assessments will cover the critical path regarding staff availability versus work to be performed, resource utilization comparing actual expended hours against anticipated needs, and adherence to milestone deliverable dates. Additionally, these meetings will incorporate schedule feedback evaluated by discipline leaders, identify potential delays to promptly notify the District with solutions, and track completion percentages based on staff hours to complete.

QAI actively monitors existing and anticipated workloads prior to committing to new tasks to ensure we meet the goals and timelines of each client. We offer the specific availability of staff to keep all assigned tasks ahead of schedule. Should the District decide to expedite a project schedule to meet other scheduling or budgetary constraints, our team has the capacity and the necessary similar experience to advance the tasks within the project's critical path.

### Cost Controls

Jamie Rivera will also be responsible for project cost control. QAI's commitment to quality control begins with a clear, realistic scope of services. It is imperative that cost be considered at all stages of every project. Having extensive experience in Southwest Florida land development allows our engineers to keep abreast of the latest local construction trends, material costs, and practices. This comprehensive local knowledge helps us incorporate cost-efficient design features and avoid unnecessary change orders and field problems.

The QAI Team develops construction cost estimates for planning, preliminary engineering, and final design projects on a continuous basis; therefore, we are constantly updating unit prices to reflect current economic conditions in Lee and Collier counties. Any construction cost estimate developed and submitted to the District for review will include the specific unit prices used, along with their sources, and the construction quantity estimates. Value engineering is an integral part of QAI's design philosophy. We utilize an organized approach to the identification and elimination of unnecessary costs without sacrificing quality. Over our history since 2001, QAI has routinely applied effective and practical value engineering techniques to improve the overall performance and outcome of our various design projects. In addition to identifying, evaluating, and selecting the best value alternatives for design, our team realizes the importance of improving the understanding of the total project by fostering better working relationships between the District, consultants, and contractors.

## Experience by Scope

QAI's engineers, planners, and landscape architects have the multi-disciplinary expertise that aids in defining project objectives, developing process methodologies, and completing design plans, documents, and necessary permit applications. QAI has successfully managed projects across Lee, Collier, Charlotte, Sarasota, and Hendry counties. As detailed below, our experience includes projects with a wide range of scope elements relevant to the District.

- **General Engineering Administration:** Municipal continuing contract activities (currently serving Lee County); preliminary engineering evaluations; site plan permitting reviews; land entitlements; and land management planning.
- **Project Management:** Planning; resource management; stakeholder communication; quality control; cost control; schedule maintenance; documentation and reporting; and construction oversight.
- **Water Resources & Stormwater Management:** Flood mitigation and stormwater storage solutions; master planning; hydrology and hydraulics modeling (demonstrated by our success with the Daughtry Creek East Branch Improvements); and water control structure design.
- **Coastal & Floodplain Expertise:** Specialized design for properties within the Coastal Construction Control Line (CCCL) and FEMA's Limit of Moderate Wave Action (LiMWA); littoral zone design; and water quality improvement strategies.
- **Environmental Permitting & Coordination:** Coordination of species habitat assessments and wetland delineations; resource agency permitting (SFWMD, FDEP, ACOE); and oversight of ecological restoration and mitigation design.
- **Public Infrastructure:** Civil site design for roadways and streets; utility design including potable water and sewer distribution; sidewalks and shared-use paths; and complex stormwater drainage improvements.
- **Residential & Commercial Private Development:** Project management; master site planning; local, state, and municipality permitting (including specific experience with Collier County Land Development Code); stormwater and utility modeling; and coordination of surveying and mapping.
- **Landscape Architecture & Development Consulting:** Master planning for parks and recreation amenities; landscape buffers; conceptual renderings; and site beautification strategies.
- **Construction Phase Services:** Contract management; shop drawing review; technical specifications; public information support; construction observation and inspection; and final project certification.
- **Construction Observation:** Observation services for roadway, drainage, and utility improvements to ensure compliance with design plans, specifications, and District standards.
- **Surveying & Mapping Coordination:** QAI manages and coordinates trusted subconsultants for: Pre- and post-construction surveys, construction layout, design surveys, drainage and utility locates, easements, boundary and right-of-way surveys, As-Builts, and topographic surveys.

## ARCHITECT-ENGINEER QUALIFICATIONS

### PART I - CONTRACT-SPECIFIC QUALIFICATIONS

#### A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> <b>Cedar Hammock CDD <i>(Collier County, Florida)</i></b>	
2. PUBLIC NOTICE DATE <b>January 2026</b>	3. SOLICITATION OR PROJECT NUMBER <b>Request for Qualifications for Engineering Services</b>

#### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE <b>Jamie W. Rivera, PE, CFM / Contract Manager</b>		
5. NAME OF FIRM <b>Quattrone &amp; Associates, Inc.</b>		
6. TELEPHONE NUMBER <b>239-936-5222</b>	7. FAX NUMBER	8. E-MAIL ADDRESS <b>jamie@qainc.net</b>

#### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

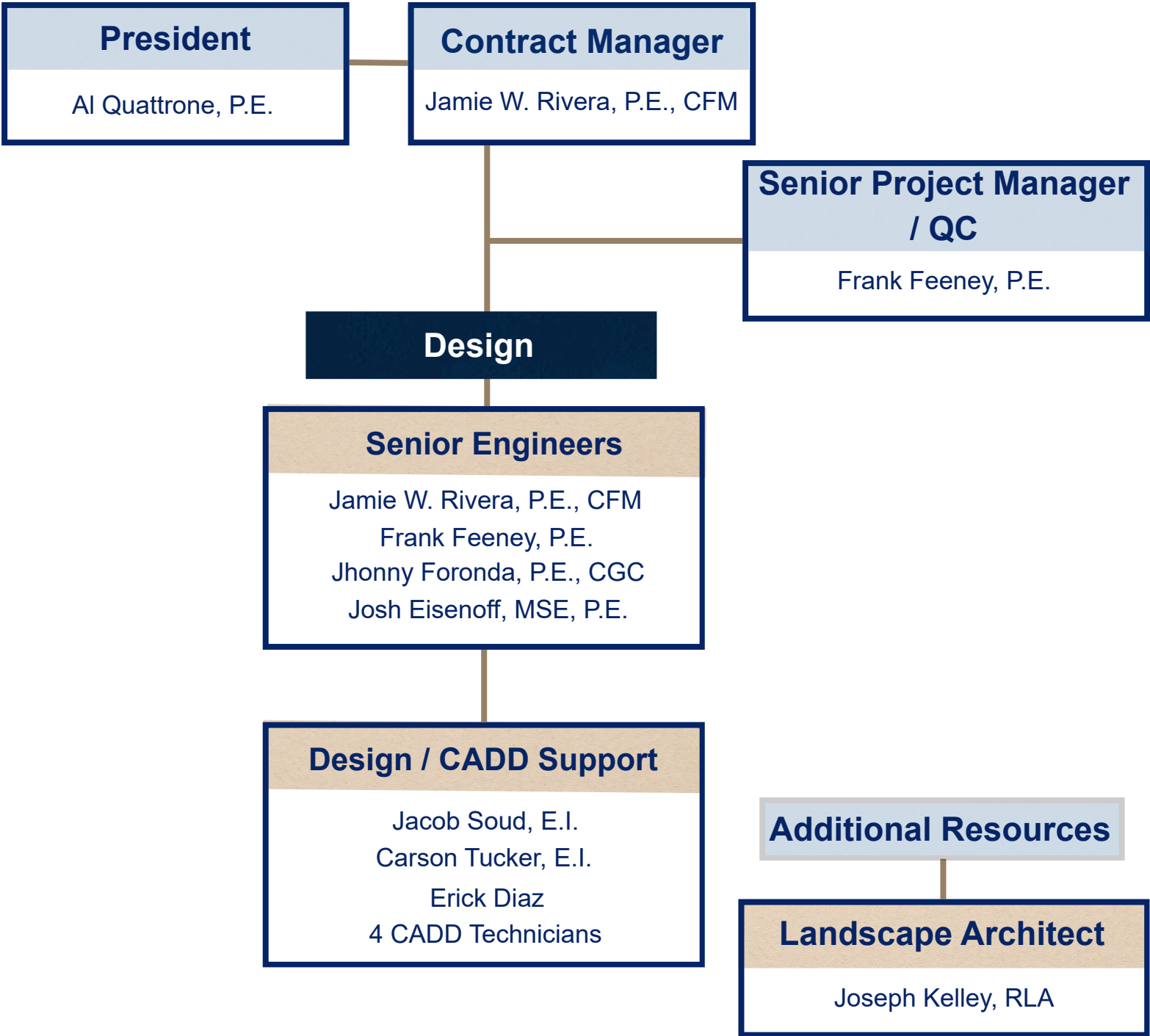
	<i>(Check)</i>				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	JOINT VENTURE	PARTNER	SUBCONTRACTOR			
a.	x				<b>Quattrone &amp; Associates, Inc.</b>  <input type="checkbox"/> CHECK IF BRANCH OFFICE	<b>4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916</b>	<b>Project Management; Geographic Information Systems; Civil Engineering; Environmental / Permitting; Construction Management / Inspection</b>
b.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		

☐

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)

***Cedar Hammock***  
***Community Development District***



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

15. FIRM NAME AND LOCATION *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**a.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**b.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**c.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**d.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**e.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

15. FIRM NAME AND LOCATION *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**a.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**b.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**c.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**d.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**e.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

15. FIRM NAME AND LOCATION *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**a.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**b.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**c.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**d.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**e.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
15. FIRM NAME AND LOCATION <i>(City and State)</i>			
16. EDUCATION <i>(Degree and Specialization)</i>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
b.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
c.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
d.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
e.	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT <b>Senior Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
15. FIRM NAME AND LOCATION <i>(City and State)</i>			
16. EDUCATION <i>(Degree and Specialization)</i>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

a.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
b.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
c.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
d.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	
e.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

15. FIRM NAME AND LOCATION *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**a.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**b.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**c.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**d.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**e.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

15. FIRM NAME AND LOCATION *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**a.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**b.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**c.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**d.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**e.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

15. FIRM NAME AND LOCATION *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**a.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**b.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**c.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**d.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**e.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

15. FIRM NAME AND LOCATION *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>
--	---

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**a.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**b.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**c.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**d.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**e.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☐ Check if project performed with current firm

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div style="text-align: center; font-size: 1.5em;">1</div>
---	--	---

<b>21. TITLE AND LOCATION</b> <i>(City and State)</i>  <b>Babcock Multi-Family (Unicorportated Lee County, FL)</b>	<b>22. YEAR COMPLETED</b>	
	<b>PROFESSIONAL SERVICES</b> <div style="text-align: center; font-size: 1.2em;">Ongoing</div>	<b>CONSTRUCTION</b> <i>(If applicable)</i> <div style="text-align: center; font-size: 1.2em;">N/A</div>

<b>23. PROJECT OWNER'S INFORMATION</b>
--

<b>a. PROJECT OWNER</b> Private Developer	<b>b. POINT OF CONTACT NAME</b> Private Client	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 239-936-5222
--	---	---

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT** *(Include scope, size, and cost)*

Our team proudly led the comprehensive site development and design of the Babcock Multi-Family complex, a premier mixed-use community strategically located along US-41 in Lee County, Florida. This ambitious project not only included multi-family residential design but also planning for future commercial spaces, positioning the development as a central hub for growth and vibrancy in the region.

With a focus on innovative and sustainable solutions, we conducted a thorough stormwater management analysis using advanced modeling tools to ensure regulatory compliance with the South Florida Water Management District, Lee County, and the Florida Department of Transportation. By employing ICPR-4, our experts optimized site elevations and addressed the complex challenges of stormwater management, setting a new standard for resilience and environmental stewardship.

To further enhance environmental performance, we leveraged the BMP Trains program for a detailed nutrient loading analysis, enabling the development of targeted strategies to minimize pollutant loads and support water quality initiatives. Our use of HEC-RAS allowed us to perform a rigorous floodplain compensation analysis, an essential innovation for providing off-site compensation and safeguarding adjacent properties from potential flood risks.

Additionally, we engineered state-of-the-art drainage conveyance systems designed to efficiently manage runoff, protecting neighboring communities and ensuring the long-term sustainability of the entire site.

Our commitment to thoughtful design, technical excellence, and regulatory compliance has positioned the Babcock Multi-Family project as a model for responsible, market-driven development in Southwest Florida.

Size: 25.61 Acres  
Construction Cost: \$75 Million

<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>
--

<b>a.</b>	<b>(1) FIRM NAME</b> Quattrone & Associates, Inc.	<b>(2) FIRM LOCATION</b> <i>(City and State)</i> Fort Myers, Florida	<b>(3) ROLE</b> Project Management, Civil Engineering, Environmental/ Permitting
<b>b.</b>	<b>(1) FIRM NAME</b>	<b>(2) FIRM LOCATION</b> <i>(City and State)</i>	<b>(3) ROLE</b>
<b>c.</b>	<b>(1) FIRM NAME</b>	<b>(2) FIRM LOCATION</b> <i>(City and State)</i>	<b>(3) ROLE</b>
<b>d.</b>	<b>(1) FIRM NAME</b>	<b>(2) FIRM LOCATION</b> <i>(City and State)</i>	<b>(3) ROLE</b>
<b>e.</b>	<b>(1) FIRM NAME</b>	<b>(2) FIRM LOCATION</b> <i>(City and State)</i>	<b>(3) ROLE</b>
<b>f.</b>	<b>(1) FIRM NAME</b>	<b>(2) FIRM LOCATION</b> <i>(City and State)</i>	<b>(3) ROLE</b>

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div style="font-size: 1.5em; font-weight: bold;">2</div>		
<b>21. TITLE AND LOCATION</b> <i>(City and State)</i> <div style="font-size: 1.1em; font-weight: bold; color: #0056b3;">Lehigh Acres Municipal Services Improvement District - Continuing Services Contract (Lehigh Acres, Florida)</div>	<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; font-weight: bold; color: #0056b3;">Ongoing</td> <td style="width: 50%; text-align: center; font-weight: bold; color: #0056b3;">Ongoing</td> </tr> </table>		Ongoing	Ongoing
Ongoing	Ongoing			
23. PROJECT OWNER'S INFORMATION				
<b>a. PROJECT OWNER</b> <div style="font-size: 0.9em;">Lehigh Acres Municipal Services Improvement District</div>	<b>b. POINT OF CONTACT NAME</b> <div style="font-size: 0.9em; font-weight: bold; color: #0056b3;">Dave Lindsay, CDM</div>	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> <div style="font-size: 0.9em; font-weight: bold; color: #0056b3;">239-368-0044</div>		
<b>24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT</b> <i>(Include scope, size, and cost)</i>				

As a reputable and highly qualified engineering firm, we have consistently delivered comprehensive engineering and permitting services for the Lehigh Acres Municipal Services Improvement District (LAMSID), supporting a diverse array of grant-funded drainage projects across their expansive jurisdiction of more than 70,000 acres. Our team brings a wealth of experience navigating complex regulatory environments, securing timely permits, and designing innovative drainage solutions that enhance community resilience and environmental sustainability.

Throughout our long-standing partnership with LAMSID, we have successfully managed projects from initial concept development through final construction, ensuring compliance with all local, state, and federal requirements. Our expertise includes hydrologic and hydraulic modeling, stormwater management system design, flood mitigation, and stakeholder coordination. We are adept at preparing technical documentation, facilitating public engagement, and delivering projects on schedule and within budget.

Our proven track record with LAMSID demonstrates our commitment to excellence, attention to detail, and ability to address unique challenges inherent to large, grant-funded municipal improvement projects.

We are well-positioned to continue providing exceptional engineering and permitting services that safeguard the district's infrastructure and support its mission to improve drainage and water quality for the entire Lehigh Acres community..

Construction Cost: Varies

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME <div style="font-weight: bold; color: #0056b3;">Quattrone &amp; Associates, Inc.</div>	(2) FIRM LOCATION <i>(City and State)</i> <div style="text-align: center; font-weight: bold; color: #0056b3;">Fort Myers, Florida</div>
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		<b>20. EXAMPLE PROJECT KEY NUMBER</b> <div style="border: 1px solid black; padding: 2px; display: inline-block;">3</div>		
<b>21. TITLE AND LOCATION</b> <i>(City and State)</i>  Goodwill Industries of Southwest Florida, Inc. (Fort Myers, FL)		<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <b>PROFESSIONAL SERVICES</b> Ongoing                 </td> <td style="width: 50%; text-align: center;"> <b>CONSTRUCTION</b> <i>(If applicable)</i> Ongoing                 </td> </tr> </table>	<b>PROFESSIONAL SERVICES</b> Ongoing	<b>CONSTRUCTION</b> <i>(If applicable)</i> Ongoing
<b>PROFESSIONAL SERVICES</b> Ongoing	<b>CONSTRUCTION</b> <i>(If applicable)</i> Ongoing			
<b>23. PROJECT OWNER'S INFORMATION</b>				
<b>a. PROJECT OWNER</b> Private Developer	<b>b. POINT OF CONTACT NAME</b> Private Client	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 239-936-5222		
<b>24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT</b> <i>(Include scope, size, and cost)</i>				

Quattrone & Associates, Inc. (QAI) is currently providing comprehensive civil engineering, project management, and permitting services for the Goodwill Headquarters Operation Center. Located on an 18.70-acre site in Lee County, this project involves the phased construction of two facilities totaling over 220,000 SF. QAI is delivering full site development plans, including site geometry, paving, grading, and signage, while managing the Local Development Order (LDO) process and obtaining Environmental Resource Permits (ERP) from SFWMD.

A critical component of the design is a sophisticated stormwater management system utilizing a wet detention lake combined with extensive underground retention/detention via Elliptical Reinforced Concrete Pipe (ERCP). This hybrid system meets strict water quality and quantity criteria while maximizing usable land. Utility design includes a private sanitary lift station and force main. Furthermore, QAI is managing the "Watts Road Improvements," involving significant upgrades to public rights-of-way, roadway widening, and drainage infrastructure near I-75. This requires intricate coordination with Lee County, the City of Fort Myers, and FDOT.

This project demonstrates QAI's capability to manage large-scale infrastructure blending private development with public improvements, directly translating to the responsibilities of a District Engineer. It highlights our expertise in designing public roadway and drainage infrastructure and navigating complex multi-jurisdictional permitting environments. Our ability to coordinate concurrently with County, City, and State agencies ensures that infrastructure assets are designed to the highest regulatory standards, mirroring the requirements for maintaining CDD systems.

Size: 18.70 Acres / ~220,000 SF Building Area  
Construction Cost: \$ 42 Million

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Quattrone & Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, Florida
		(3) ROLE Project Management, Civil Engineering, Environmental/ Permitting
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		<b>20. EXAMPLE PROJECT KEY NUMBER</b> <div style="border: 1px solid black; width: 30px; margin: 0 auto; text-align: center; padding: 2px;">4</div>		
<b>21. TITLE AND LOCATION</b> <i>(City and State)</i> <div style="border: 1px solid black; padding: 5px; min-height: 20px;">San Carlos Fire Station No. 55 (Fort Myers, FL)</div>	<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">PROFESSIONAL SERVICES 2025</td> <td style="width: 50%; padding: 5px;">CONSTRUCTION <i>(If applicable)</i> 2026</td> </tr> </table>		PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i> 2026
PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i> 2026			
<b>23. PROJECT OWNER'S INFORMATION</b>				
<b>a. PROJECT OWNER</b> <div style="border: 1px solid black; padding: 5px;">San Carlos Park Fire District</div>	<b>b. POINT OF CONTACT NAME</b> <div style="border: 1px solid black; padding: 5px;">Chief David Cambareri</div>	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> <div style="border: 1px solid black; padding: 5px;">239-995-2106</div>		
<b>24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT</b> <i>(Include scope, size, and cost)</i>				

Quattrone & Associates, Inc. (QAI) provided comprehensive civil engineering, project management, and permitting services for the development of San Carlos Fire Station No. 55. The project consists of the construction of a 6,579 SF essential service facility located on a 1.50-acre site at 9302 Oaks Town Center Ln in Fort Myers. QAI delivered full site development plans encompassing site geometry, paving, grading, signage, and pavement markings. Successfully managing the Local Development Order (LDO) process with Lee County and obtaining Environmental Resource Permits (ERP) from SFWMD were central to the project's success.

A key component of the design was a complex stormwater management system utilizing underground retention and detention via Elliptical Reinforced Concrete Pipe (ERCP) and control structures. This system effectively manages water quality and quantity within a compact site, ensuring strict compliance with South Florida Water Management District (SFWMD) criteria. Utility infrastructure design included domestic water services, a dedicated fire main, and a private grinder lift station (2HP) with a force main connection to the County system. This required extensive coordination with Lee County Utilities regarding easements, points of connection, and backflow prevention. Additionally, QAI addressed specific Fire Marshal requirements, conducting sight visibility analyses along Three Oaks Parkway and designing specialized landscape buffers and security fencing for emergency generators.

This project demonstrates QAI's ability to manage public infrastructure and essential service facilities, which directly translates to the responsibilities of a District Engineer. It highlights our regulatory expertise in navigating Lee County and SFWMD permitting processes, critical for CDD stormwater system maintenance, and our proficiency in inter-agency coordination between the District, County Utilities, and Transportation Departments.

Size: 1.50 Acres / 6,579 SF Building  
Construction Cost: \$8 Million

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Quattrone & Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, Florida
		(3) ROLE Project Management, Civil Engineering, Environmental/ Permitting
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <div style="text-align: center; font-size: 1.2em;">5</div>
---	--	--

21. TITLE AND LOCATION <i>(City and State)</i> <div style="text-align: center; font-size: 1.1em;">Colonial 40 (Fort Myers, FL)</div>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> N/A

23. PROJECT OWNER'S INFORMATION
---------------------------------

a. PROJECT OWNER Private Client	b. POINT OF CONTACT NAME Private Client	c. POINT OF CONTACT TELEPHONE NUMBER 239-936-5222
------------------------------------	--	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Colonial 40 project encompasses comprehensive engineering, planning, and permitting services to support the redesign and development of the site. The scope of work includes the following key tasks:

- Conducting thorough due diligence to assess site conditions and identify potential constraints and opportunities.
- Modifying the roadway length to optimize site layout and improve transportation connectivity.
- Designing an offsite water main to ensure adequate utility service to the project area.
- Providing future permitting and construction coordination, with a focus on addressing wetland-related site issues and compliance with environmental regulations.
- Performing a cultural resource assessment survey in accordance with local, state, and federal requirements.
- Managing South Florida Water Management District (SFWMD) permitting processes to secure necessary approvals for stormwater and environmental impacts.
- Delivering full-scale engineering and planning assistance for the project's redesign, including:
  - Lift station design to support sanitary sewer infrastructure needs,
  - Transportation engineering to address access, circulation, and traffic impacts,
  - City of Fort Myers permitting for all applicable site improvements,
  - Florida Department of Environmental Protection (FDEP) and Department of Health (DOH) permitting for water, sewer, and environmental compliance.

Our team is providing integrated project management, technical expertise, and agency coordination to ensure the successful delivery of Colonial 40 from initial due diligence through final design, permitting, and construction support.

Size: 40.40 acres Construction Cost: \$85 Million

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT
---

a.	(1) FIRM NAME Quattrone & Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, Florida	(3) ROLE Project Management, Civil Engineering, Due Diligence, Environmental/Permitting
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		<b>20. EXAMPLE PROJECT KEY NUMBER</b> <div style="border: 1px solid black; width: 40px; margin: 0 auto; text-align: center; padding: 2px;">6</div>		
<b>21. TITLE AND LOCATION</b> <i>(City and State)</i> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Dalton Subdivision (Fort Myers, FL)</div>	<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; padding: 2px;">PROFESSIONAL SERVICES 2024</td> <td style="width: 50%; text-align: center; padding: 2px;">CONSTRUCTION <i>(If applicable)</i> 2025</td> </tr> </table>		PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i> 2025
PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i> 2025			
<b>23. PROJECT OWNER'S INFORMATION</b>				
<b>a. PROJECT OWNER</b> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Private Developer</div>	<b>b. POINT OF CONTACT NAME</b> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Private Client</div>	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">239-936-5222</div>		
<b>24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT</b> <i>(Include scope, size, and cost)</i>				

Quattrone & Associates, Inc. (QAI) provided comprehensive civil engineering, project management, and permitting services for the Dalton Subdivision, a residential development located on a 29.37-acre site at 11190 Equestrian Cove Drive in Fort Myers. This project involves the design and permitting of a 22-lot single-family subdivision situated along the Orange River, requiring sensitive environmental engineering and complex stormwater management strategies.

QAI delivered full site development plans including the geometric design of "Equestrian Cove Drive," a private roadway utilizing a ribbon curb design to maintain a rural aesthetic while managing roadway runoff. A central component of the engineering scope was the design of a master stormwater management system that integrates a wet detention pond with perimeter berms and a system of swales. Uniquely, this project included the engineering of specific "Flow-Way Improvements" to restore and manage historic water flow patterns towards the Orange River, ensuring compliance with South Florida Water Management District (SFWMD) environmental resource permits.

The project highlights QAI's expertise in managing rural-estate style infrastructure where municipal utilities are unavailable; the design accommodates on-site well and septic systems for individual lots while ensuring site-wide drainage functions correctly. QAI also coordinated the design of entrance improvements along Long Road and managed the permitting for construction within the floodplain and near the Orange River preservation buffer. This experience is directly relevant to the District as it demonstrates our ability to design and permit drainage systems in environmentally sensitive areas, manage water quality in proximity to major water bodies, and oversee the creation of residential infrastructure that meets both County and Water Management District standards.

Size: 29.37 Acres / 22 Single-Family Lots  
Construction Cost: \$ 4 Million

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
<b>a.</b> (1) FIRM NAME <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Quattrone &amp; Associates, Inc.</div>	(2) FIRM LOCATION <i>(City and State)</i> <div style="border: 1px solid black; padding: 2px; margin-top: 5px; text-align: center;">Fort Myers, Florida</div>	(3) ROLE <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Project Management, Civil Engineering, Environmental/ Permitting</div>
<b>b.</b> (1) FIRM NAME <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	(2) FIRM LOCATION <i>(City and State)</i> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	(3) ROLE <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>
<b>c.</b> (1) FIRM NAME <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	(2) FIRM LOCATION <i>(City and State)</i> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	(3) ROLE <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>
<b>d.</b> (1) FIRM NAME <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	(2) FIRM LOCATION <i>(City and State)</i> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	(3) ROLE <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>
<b>e.</b> (1) FIRM NAME <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	(2) FIRM LOCATION <i>(City and State)</i> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	(3) ROLE <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>
<b>f.</b> (1) FIRM NAME <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	(2) FIRM LOCATION <i>(City and State)</i> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	(3) ROLE <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <b>7</b>
---	--

21. TITLE AND LOCATION (City and State) <b>Alva Assisted Living Facility (Alva, FL)</b>	22. YEAR COMPLETED PROFESSIONAL SERVICES <b>2025</b> CONSTRUCTION (If applicable) <b>2025</b>
--	--

23. PROJECT OWNER'S INFORMATION
---------------------------------

a. PROJECT OWNER <b>Private Developer</b>	b. POINT OF CONTACT NAME <b>Private Client</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>239-936-5222</b>
--	---	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Quattrone & Associates, Inc. (QAI) provided comprehensive civil engineering, project management, and permitting services for the Alva Assisted Living Facility. Located on a 3.28-acre site along Palm Beach Blvd (S.R. 80) in Alva, Florida, this project involves the phased construction of two residential care buildings and a maintenance facility totaling approximately 17,000 SF.

QAI delivered full site development plans, including site geometry, paving, grading, and signage. A primary engineering challenge was the site's location in a rural Agricultural (AG-2) zone without access to central municipal utilities. QAI designed self-sufficient on-site utility infrastructure, including a Community Water System (public well) and complex on-site septic systems. Additionally, QAI engineered a specialized fire protection system involving a fire pump room and on-site water storage to meet NFPA 1142 standards for fire suppression in rural areas.

The stormwater management system was designed using dry detention areas to meet South Florida Water Management District (SFWMD) water quality and quantity criteria. The project required extensive coordination with the Florida Department of Transportation (FDOT), resulting in the successful acquisition of a Drainage Exemption Permit and Right-of-Way permits for access improvements along Balsey Road near the S.R. 80 corridor.

This project is relevant to the District as it demonstrates QAI's expertise in managing "rural-urban interface" infrastructure. It highlights our ability to design independent water and wastewater systems, manage stormwater in agricultural zones, and coordinate effectively with FDOT for properties fronting major state highways.

Size: 3.28 Acres / ~17,000 SF Building Area  
Construction Cost: \$ 6.5 Million

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT
---

a.	(1) FIRM NAME <b>Quattrone &amp; Associates, Inc.</b>	(2) FIRM LOCATION (City and State) <b>Fort Myers, Florida</b>	(3) ROLE <b>Project Management, Civil Engineering, Environmental/ Permitting</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <div style="text-align: center; font-size: 1.2em;">8</div>
---	--	--

21. TITLE AND LOCATION <i>(City and State)</i> <div style="text-align: center; font-size: 1.1em;">Eastwood 44 (Fort Myers, FL)</div>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> N/A

23. PROJECT OWNER'S INFORMATION
---------------------------------

a. PROJECT OWNER Private Developer	b. POINT OF CONTACT NAME Private Client	c. POINT OF CONTACT TELEPHONE NUMBER 239-936-5222
---------------------------------------	--	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Eastwood 44 Project consists of the site development of approximately 40 acres in Fort Myers, Florida, into an industrial park. As a reputable and highly-skilled engineering team, we bring an innovative approach that combines technical excellence with strategic planning to maximize the value of this development.

Our team of experts is delivering full-scale engineering and permitting services, including:

- Comprehensive site development design
- Complete construction and permitting documents for the City of Fort Myers, SFWMD, and FDOT
- Efficient coordination with regulatory agencies to ensure smooth approvals and minimize delays

We will further support the project through hands-on construction administration, ensuring the site is developed economically, efficiently, and precisely according to the approved engineering plans.

By integrating technical expertise and value engineering, our team anticipates the permitting services to be complete by June 2026 and construction to commence shortly after for a completion date of December 2027.

Size: 39.18 acres

Construction Cost: \$90 Million

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Quattrone & Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, Florida
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div style="text-align: center; font-size: 1.2em;">9</div>
---	--	---

<b>21. TITLE AND LOCATION (City and State)</b> <b>Conservancy of Southwest Florida (Naples, FL)</b>	<b>22. YEAR COMPLETED</b>	
	<b>PROFESSIONAL SERVICES</b> <div style="text-align: center; font-size: 1.2em;">Ongoing</div>	<b>CONSTRUCTION (If applicable)</b> <div style="text-align: center; font-size: 1.2em;">Ongoing</div>

<b>23. PROJECT OWNER'S INFORMATION</b>
--

<b>a. PROJECT OWNER</b> Private Developer	<b>b. POINT OF CONTACT NAME</b> Private Client	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 239-936-5222
--	---	---

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT** *(Include scope, size, and cost)*

Quattrone & Associates, Inc. (QAI) is providing professional engineering services for the proposed modifications to the Southern Conservancy campus. The project scope includes the addition of a new welcome center, a parking garage, a new stormwater management lake, and associated underground utility relocations. These improvements will require modifications to several regulatory approvals, including:

- The South Florida Water Management District (SFWMD) Environmental Resource Permit
- Collier County site development plan
- Collier County administrative parking reduction
- Collier County construction phasing plan
- City of Naples utility plans

QAI's services also encompass construction administration, ensuring that the contractor builds the infrastructure in accordance with the engineering plans. This oversight helps identify and resolve construction errors early, reducing the risk of economic loss and ensuring the project's success.

Size: 19.96 acres

Construction Amount: \$25 Million

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
<b>a.</b>	(1) FIRM NAME Quattrone & Associates, Inc.	(2) FIRM LOCATION (City and State) Fort Myers, Florida
		(3) ROLE Project Management, Civil Engineering, Site Development Permitting
<b>b.</b>	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE
<b>c.</b>	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE
<b>d.</b>	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE
<b>e.</b>	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE
<b>f.</b>	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER  <div style="text-align: center; font-size: 1.2em;">10</div>
---	--	---

21. TITLE AND LOCATION <i>(City and State)</i> <div style="text-align: center; font-size: 1.1em;">Tice Industrial Planned Development (Fort Myers, FL)</div>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES <div style="text-align: center; font-size: 1.1em;">Ongoing</div>	CONSTRUCTION <i>(If applicable)</i> <div style="text-align: center; font-size: 1.1em;">N/A</div>

23. PROJECT OWNER'S INFORMATION
---------------------------------

a. PROJECT OWNER Private Developer	b. POINT OF CONTACT NAME Private Client	c. POINT OF CONTACT TELEPHONE NUMBER 239-936-5222
---------------------------------------	--	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Quattrone & Associates, Inc. (QAI) is providing comprehensive design, permitting, and zoning services for an approximately 60-acre site designated for industrial planned development. Leveraging their expertise, the QAI team developed multiple site plan alternatives to maximize the site's potential while minimizing environmental impacts. Through value engineering and scenario analysis, QAI empowered the client to confidently select a design that best serves both their goals and the interests of the surrounding community.

QAI's experienced professionals deliver top-tier land development services, guiding the rezoning process from project initiation to ensure a streamlined design and permitting experience with regulatory agencies such as Lee County, SFWMD, and FDOT. QAI's scope of services includes project and team coordination, zoning assistance and submittals, site design (including lift station, water and sewer distribution and services), and stormwater management design that meets the latest nutrient performance criteria.

The rezoning is scheduled for completion in September 2026, with engineering site development permitting anticipated in July 2027, and construction completion projected for December 2027.

Construction Cost: \$4 Million

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Quattrone & Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, Florida
		(3) ROLE Project Management, Civil Engineering, Zoning, Environmental/Permitting
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE

## G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

## 29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	Babcock Multi-Family	6	Dalton Communities Subdivision
2	Lehigh Acres Municipal Services Improvement District - CSC	7	Alva Assisted Living Facility
3	Goodwill Headquarters Operations Center	8	Eastwood 44
4	San Carlos Park Fire Station No. 55	9	Conservancy of Southwest Florida
5	Colonial 40	10	Tice Industrial Planned Development

**H. ADDITIONAL INFORMATION**

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

## Approach to Providing Engineering Services to CDDs

With 25 years of engineering expertise in southwest Florida, Quattrone & Associates, Inc. confidently approaches any engineering task related to a Special District, whether simple or complex. We pride ourselves on maintaining a premier reputation in full-service site development engineering and are equally proud to have a team of highly skilled experts who provide technical, cost-effective, and common-sense solutions for existing residential developments and their associated Community Development Districts (CDDs).

Our approach is driven by a deep understanding of the unique needs of CDDs at every stage of their life cycle. **Under the contract management of Jamie W. Rivera, P.E., CFM—who brings nearly a decade of hands-on experience** with the establishment, construction, turnover, maintenance, reporting, and even termination of CDDs—we ensure that every project is managed with exceptional attention to detail and professionalism. Jamie’s knowledge of the entire CDD process enables us to anticipate challenges and proactively deliver solutions that align with regulatory requirements and the long-term interests of the community.

By combining our team’s technical proficiency with Jamie’s comprehensive CDD expertise, Quattrone & Associates, Inc. delivers engineering services that are responsive, reliable, and tailored to the evolving needs of Community Development Districts.

**I. AUTHORIZED REPRESENTATIVE**  
*The foregoing is a statement of facts.*

31. SIGNATURE



32. DATE

01/30/2026

33. NAME AND TITLE

Al Quattrone, President

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>	1. SOLICITATION NUMBER <i>(If any)</i>
--	--

**PART II - GENERAL QUALIFICATIONS**

*(If a firm has branch offices, complete for each specific branch office seeking work.)*

2a. FIRM ( or Branch Office) NAME <b>Quattrone &amp; Associates, Inc.</b>			3. YEAR ESTABLISHED <b>2001</b>	4. UNIQUE ENTITY IDENTIFIER
2b. STREET <b>4301 Veronica Shoemaker Blvd.</b>			5. OWNERSHIP	
2c. CITY <b>Fort Myers</b>	2d. STATE <b>FL</b>	2e. ZIP CODE <b>33916</b>	a. TYPE <b>Corporation</b>	
6a. POINT OF CONTACT NAME AND TITLE <b>Al Quattrone, P.E., President</b>			b. SMALL BUSINESS STATUS	
6b. TELEPHONE NUMBER <b>239-936-5222</b>			7. NAME OF FIRM <i>(If Block 2a is a Branch Office)</i>	
6c. EMAIL ADDRESS <b>Al@QAInc.net</b>				
8a. FORMER FIRM NAME(S) <i>(If any)</i>			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number <i>(see below)</i>
		(1) FIRM	(2) BRANCH			
02	ADMINISTRATIVE	3		C15	CONSTRUCTION MANAGEMENT	1
08	CADD TECHNICIAN	6		G04	GEOGRAPHIC INFORMATION SYSTEM SERVICES: DEVELOPMENT, ANALYSIS, AND DATA COLLECTION	1
12	CIVIL ENGINEER	6		H07	HIGHWAYS; STREETS; AIRFIELD PAVING; PARKING LOTS	2
47	PLANNER: URBAN/REGIONAL	1		H11	HOUSING (RESIDENTIAL, MULTI-FAMILY; APARTMENTS, CONDOMINIUMS)	4
48	PROJECT MANAGER	4		I06	IRRIGATION; DRAINAGE	1
				P05	PLANNING (COMMUNITY, REGIONAL, AREA-WIDE AND STATE)	2
				P06	PLANNING (SITE, INSTALLATION, AND PROJECT)	2
				S10	SURVEYING; PLATTING; MAPPING; FLOOD PLAIN STUDIES	2
				S13	STORM WATER HANDLING & FACILITIES	3
				T03	TRAFFIC & TRANSPORTATION ENGINEERING	1
				W02	WATER RESOURCES; HYDROLOGY; GROUND WATER	4
				W03	WATER SUPPLY; TREATMENT AND DISTRIBUTION	2
				Z01	ZONING; LAND USE STUDIES	5
	Other Employees					
<b>Total</b>		<b>20</b>				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>	PROFESSIONAL SERVICES REVENUE INDEX NUMBER																
<table style="width: 100%;"> <tr> <td style="width: 50%;">a. Federal Work</td> <td style="width: 50%; text-align: center;">0</td> </tr> <tr> <td>b. Non-Federal Work</td> <td style="text-align: center;">6</td> </tr> <tr> <td><b>c. Total Work</b></td> <td style="text-align: center;"><b>6</b></td> </tr> </table>	a. Federal Work	0	b. Non-Federal Work	6	<b>c. Total Work</b>	<b>6</b>	<table style="width: 100%;"> <tr> <td style="width: 50%;">1. Less than \$100,000</td> <td style="width: 50%;">6. \$2 million to less than \$5 million</td> </tr> <tr> <td>2. \$100,000 to less than \$250,000</td> <td>7. \$5 million to less than \$10 million</td> </tr> <tr> <td>3. \$250,000 to less than \$500,000</td> <td>8. \$10 million to less than \$25 million</td> </tr> <tr> <td>4. \$500,000 to less than \$1 million</td> <td>9. \$25 million to less than \$50 million</td> </tr> <tr> <td>5. \$1 million to less than \$2 million</td> <td>10. \$50 million or greater</td> </tr> </table>	1. Less than \$100,000	6. \$2 million to less than \$5 million	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million	4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million	5. \$1 million to less than \$2 million	10. \$50 million or greater
a. Federal Work	0																
b. Non-Federal Work	6																
<b>c. Total Work</b>	<b>6</b>																
1. Less than \$100,000	6. \$2 million to less than \$5 million																
2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million																
3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million																
4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million																
5. \$1 million to less than \$2 million	10. \$50 million or greater																

12. AUTHORIZED REPRESENTATIVE <i>The foregoing is a statement of facts.</i>	
a. SIGNATURE 	b. DATE <b>01/30/2026</b>
c. NAME AND TITLE <b>Al Quattrone, President</b>	

## Quattrone & Associates, Inc. - Professional Licenses

### Licensee

Name:	QUATTRONE AND ASSOCIATES, INC.	License Number:	9465
Rank:	Registry	License Expiration Date:	
Primary Status:	Current	Original License Date:	11/22/2002

### Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
52741	Current, Active	QUATTRONE, ALFRED JOHN	Registry	03/22/2005	Professional Engineer	02/28/2027



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE  
 PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**QUATTRONE, ALFRED JOHN**  
 4301 VERONICA SHOEMAKER BLVD  
 FORT MYERS FL 33916

**LICENSE NUMBER: PE52741**

**EXPIRATION DATE: FEBRUARY 28, 2027**

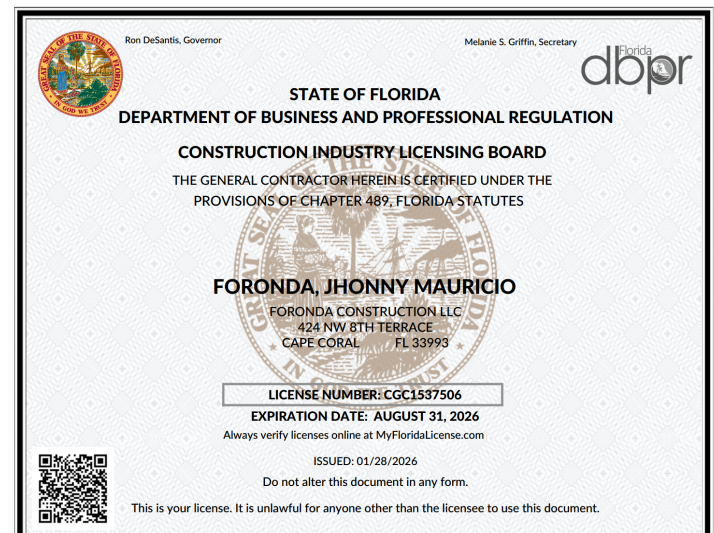
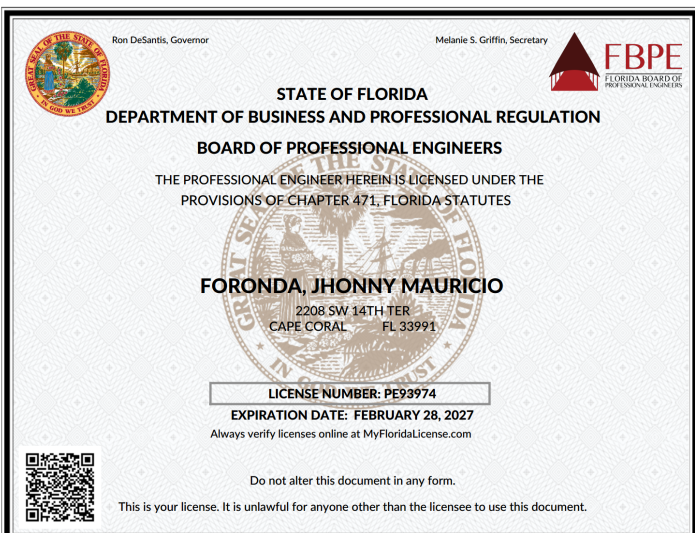
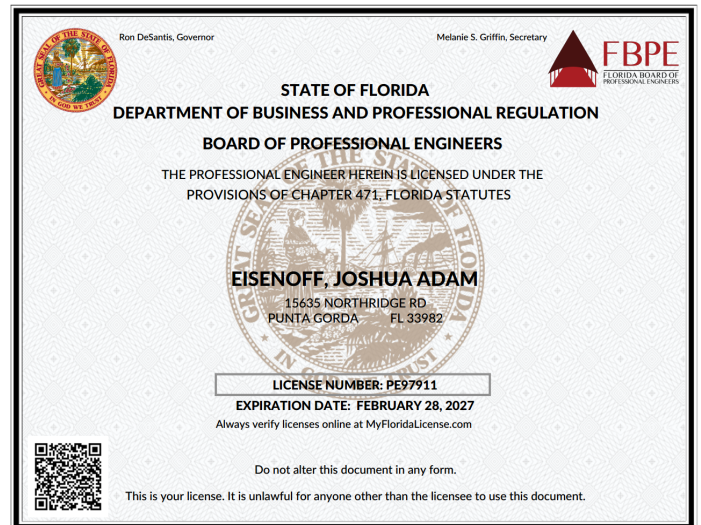
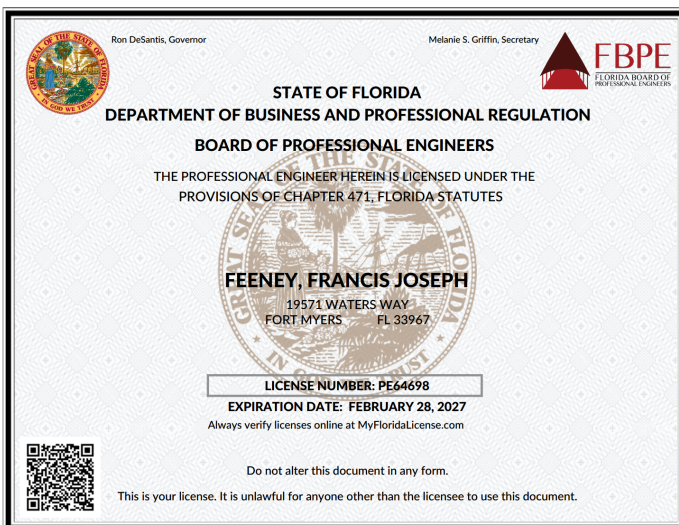
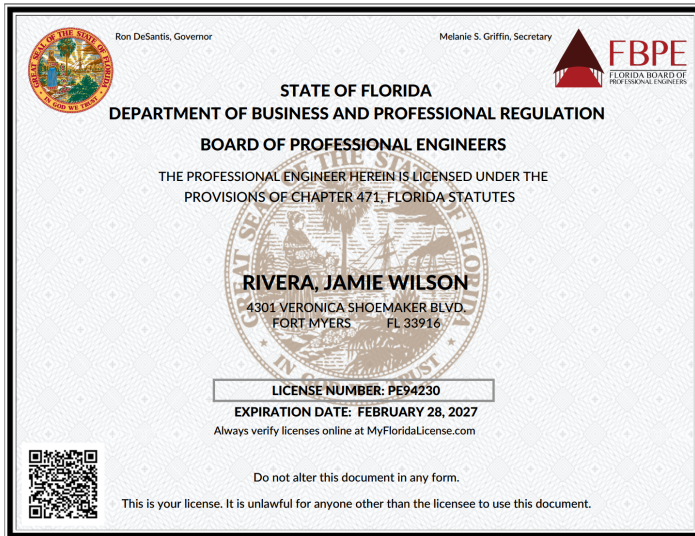
Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

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

## Personnel Professional Licenses & Certifications



## Personnel Professional Licenses & Certifications

### LICENSEE DETAILS

11:48:06 AM 1/29/2026

#### Licensee Information

Name:	KELLEY, JOSEPH HENDRY II (Primary Name)
Main Address:	3805 HANOVER ST FORT MYERS Florida 33901
County:	LEE

#### License Information

License Type:	Registered Landscape Architect
Rank:	Landscape Arc
License Number:	LA0001750
Status:	Current,Active
Licensure Date:	10/24/2001
Expires:	11/30/2027

### LICENSEE DETAILS

11:36:31 AM 1/29/2026

#### Licensee Information

Name:	SOUD, JACOB (Primary Name)
Main Address:	2204 OASIS PALM CIR APT. 104 CAPE CORAL Florida 33991
County:	LEE

#### License Information

License Type:	Engineering Intern
Rank:	Eng Intern
License Number:	1100026608
Status:	Current
Licensure Date:	04/06/2023
Expires:	

### LICENSEE DETAILS

11:40:38 AM 1/29/2026

#### Licensee Information

Name:	TUCKER, CARSON JACKSON (Primary Name)
Main Address:	25356 ESTRADA CIR PUNTA GORDA Florida 33955
County:	CHARLOTTE

#### License Information

License Type:	Engineering Intern
Rank:	Eng Intern
License Number:	1100029400
Status:	Current
Licensure Date:	08/29/2025
Expires:	

# W-9 Taxpayer Identification Number and Certification

<p><b>Form W-9</b> (Rev. October 2018) Department of the Treasury Internal Revenue Service</p>	<p><b>Request for Taxpayer Identification Number and Certification</b></p> <p>► Go to <a href="http://www.irs.gov/FormW9">www.irs.gov/FormW9</a> for instructions and the latest information.</p>	<p><b>Give Form to the requester. Do not send to the IRS.</b></p>																																																		
<p><b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <p style="text-align: center;">Quattrone &amp; Associates Inc.</p>																																																				
<p><b>2</b> Business name/disregarded entity name, if different from above</p>																																																				
<p>Print or type. See Specific Instructions on page 3.</p>	<p><b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC             <input type="checkbox"/> C Corporation             <input checked="" type="checkbox"/> S Corporation             <input type="checkbox"/> Partnership             <input type="checkbox"/> Trust/estate         </p> <p> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►         </p> <p><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p> <input type="checkbox"/> Other (see instructions) ►         </p>																																																			
	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p style="text-align: right;"><small>(Applies to accounts maintained outside the U.S.)</small></p>																																																			
	<p><b>5</b> Address (number, street, and apt. or suite no.) See instructions.</p> <p style="text-align: center;">4301 Veronica Shoemaker Blvd</p>																																																			
	<p><b>6</b> City, state, and ZIP code</p> <p style="text-align: center;">Fort Myers, FL 33916</p>																																																			
<p><b>7</b> List account number(s) here (optional)</p>																																																				
<p><b>Part I Taxpayer Identification Number (TIN)</b></p> <p>Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i>, later.</p> <p><b>Note:</b> If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.</p>																																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="10" style="text-align: center;"><b>Social security number</b></td> </tr> <tr> <td style="width: 30px; height: 30px;"></td> <td style="width: 30px; height: 30px;"></td> <td style="width: 30px; height: 30px;"></td> <td style="width: 30px; height: 30px;"></td> <td style="width: 30px; height: 30px;"></td> <td style="width: 30px; height: 30px;"></td> <td style="width: 30px; height: 30px;"></td> <td style="width: 30px; height: 30px;"></td> <td style="width: 30px; height: 30px;"></td> <td style="width: 30px; height: 30px;"></td> </tr> <tr> <td colspan="10" style="text-align: center;">or</td> </tr> <tr> <td colspan="10" style="text-align: center;"><b>Employer identification number</b></td> </tr> <tr> <td style="width: 30px; height: 30px; text-align: center;">7</td> <td style="width: 30px; height: 30px; text-align: center;">2</td> <td style="width: 30px; height: 30px; text-align: center;">-</td> <td style="width: 30px; height: 30px; text-align: center;">1</td> <td style="width: 30px; height: 30px; text-align: center;">5</td> <td style="width: 30px; height: 30px; text-align: center;">2</td> <td style="width: 30px; height: 30px; text-align: center;">2</td> <td style="width: 30px; height: 30px; text-align: center;">0</td> <td style="width: 30px; height: 30px; text-align: center;">0</td> <td style="width: 30px; height: 30px; text-align: center;">4</td> </tr> </table>			<b>Social security number</b>																				or										<b>Employer identification number</b>										7	2	-	1	5	2	2	0	0	4
<b>Social security number</b>																																																				
or																																																				
<b>Employer identification number</b>																																																				
7	2	-	1	5	2	2	0	0	4																																											
<p><b>Part II Certification</b></p> <p>Under penalties of perjury, I certify that:</p> <ol style="list-style-type: none"> <li>The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and</li> <li>I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and</li> <li>I am a U.S. citizen or other U.S. person (defined below); and</li> <li>The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.</li> </ol> <p><b>Certification instructions.</b> You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.</p>																																																				
<p><b>Sign Here</b></p>	<p>Signature of U.S. person ► <i>Lisa Quattrone</i></p> <p style="text-align: right;">Date ► 1/8/2024</p>																																																			

## General Instructions

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

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

## Purpose of Form

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

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

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

## E-Verify



Menu ☰

### My Company Account

## My Company Profile

### Company Information

**Company Name**

Quattrone and Associates, Inc.

**Doing Business As (DBA) Name**

---

**Company ID**

306873

**Enrollment Date**

Feb 24, 2010

**Employer Identification Number (EIN)**

721522004

**Unique Entity Identifier (UEI)**

---

**DUNS Number**

---

**Total Number of Employees**

10 to 19

**NAICS Code**

541

**Sector**

Professional, Scientific, and Technical Services

**Subsector**

Professional, Scientific, and Technical Services

## Florida Sunbiz Certification

**2026 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# P01000091955

**Entity Name:** QUATTRONE AND ASSOCIATES, INC.

**Current Principal Place of Business:**

4301 VERONICA S. SHOEMAKER BLVD.  
FORT MYERS, FL 33916

**Current Mailing Address:**

4301 VERONICA S. SHOEMAKER BLVD.  
FORT MYERS, FL 33916

**FEI Number:** 72-1522004

**Certificate of Status Desired:** Yes

**Name and Address of Current Registered Agent:**

QUATTRONE, ALFRED  
4301 VERONICA S. SHOEMAKER BLVD.  
FORT MYERS, FL 33916 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** \_\_\_\_\_

Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Officer/Director Detail :**

Title            P, T  
Name            QUATTRONE, ALFRED  
Address        6121 TIDEWATER ISLAND CIRCLE  
City-State-Zip: FT MYERS FL 33908

Title            S, VP  
Name            QUATTRONE, LISA  
Address        6121 TIDEWATER ISLAND CIRCLE  
City-State-Zip: FT MYERS FL 33908

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

**SIGNATURE:** LISA QUATTRONE

BP

01/29/2026

\_\_\_\_\_  
Electronic Signature of Signing Officer/Director Detail

\_\_\_\_\_  
Date

# COI - General & Professional Liability



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
1/28/2026

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 have ADDITIONAL INSURED provisions or 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).

<b>PRODUCER</b> Acentria Insurance - RLG 11215 Metro Parkway, Bldg 1 Ste 4 Fort Myers FL 33966  License#: L100460 QUAT&AS-02	<b>CONTACT NAME:</b> Goldie Fell <b>PHONE (A/C No. Ext.):</b> 239-278-3939 <b>FAX (A/C No.):</b> 239-790-5122 <b>E-MAIL ADDRESS:</b> goldie.fell@acentria.com  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A : Ohio Security Insurance Company</td> <td>24082</td> </tr> <tr> <td>INSURER B : Auto-Owners Insurance Company</td> <td>18988</td> </tr> <tr> <td>INSURER C : Southern-Owners Insurance Company</td> <td>10190</td> </tr> <tr> <td>INSURER D : Hartford Underwriters Insurance Company</td> <td>30104</td> </tr> <tr> <td>INSURER E : Pacific Insurance Company, Limited</td> <td>10046</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Ohio Security Insurance Company	24082	INSURER B : Auto-Owners Insurance Company	18988	INSURER C : Southern-Owners Insurance Company	10190	INSURER D : Hartford Underwriters Insurance Company	30104	INSURER E : Pacific Insurance Company, Limited	10046	INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Ohio Security Insurance Company	24082														
INSURER B : Auto-Owners Insurance Company	18988														
INSURER C : Southern-Owners Insurance Company	10190														
INSURER D : Hartford Underwriters Insurance Company	30104														
INSURER E : Pacific Insurance Company, Limited	10046														
INSURER F :															

**COVERAGES**                      **CERTIFICATE NUMBER:** 2030662433                      **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	ADDITIONAL INSURED	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	BKS66329135	5/27/2025	5/27/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/OP AGG \$2,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY	Y	Y	5452110700	5/27/2025	5/27/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$10,000	Y		5452110701	5/27/2025	5/27/2026	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	21WECGF8009	11/11/2025	11/11/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
E	<b>PROFESSIONAL LIABILITY</b> <b>PROPERTY</b>			01OH0751005-25 BKS66329135	4/23/2025 5/27/2025	4/23/2026 5/27/2026	Building-W/H DED: 5% BPP 2,000,000 1,098,603 197,020

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 DEEM, LLC and others as defined in the written agreement are listed as additional insureds on a primary and non-contributory basis with respects to the general liability per CG88100413 including ongoing and completed operations, including waiver of subrogation. Additional insured applies to the automobile liability per 58514820. Waiver of subrogation applies to the automobile liability per 58550117. Umbrella is follow form to the general liability and automobile liability. Waiver of subrogation applies to the workers compensation per WC000313. 30 days notice of cancellation applies

<b>CERTIFICATE HOLDER</b>  DEEM LLC 11201 USA Pkwy, Suite 200 Fishers IN 46037	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b> 
--	---

© 1988-2015 ACORD CORPORATION. All rights reserved.

**MINUTES OF MEETING  
CEDAR HAMMOCK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cedar Hammock Community Development District was held Tuesday, December 9, 2025 at 2:00 p.m. at the Cedar Hammock Clubhouse, located at 8660 Cedar Hammock Boulevard, Naples, Florida 34112.

Present and constituting a quorum were:

Quentin Greeley	Chairperson
Fred Bally	Vice Chairperson
Don Eliasek	Assistant Secretary
John Martino	Assistant Secretary
Domiano Passalacqua	Assistant Secretary

Also present either in person or via electronic communications were:

Justin Faircloth	District Manager
David Jackson	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Jamie Rivera	District Engineer
Todd Legan	Cedar Hammock Golf & Country Club
Omar Ventura	Cedar Hammock Golf & Country Club
One Audience Member	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Faircloth called the meeting to order, and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Approval of Agenda**

There being no amendments,

On MOTION by Mr. Greeley, seconded by Mr. Martino, with all in favor, the Agenda for the Meeting was approved, as presented. (5-0)
--

**THIRD ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being no public comments on Agenda Items, the next order of business followed.

**FOURTH ORDER OF BUSINESS****Staff Reports****A. District Engineer****i. Contract Update**

The Board received a copy of the Addendum to the Engineering Agreement. Mr. Greeley commented that the Addendum consists of provisions to the agreement. Mr. Greeley prepared a scope of work for the engineer. Mr. Greeley proposed all comments be submitted to Mr. Cox and given to AIM.

On MOTION by Mr. Martino, seconded by Mr. Eliasek, with all in favor, Mr. Greeley was authorized to execute the Engineering Agreement and Addendum, as proposed by Mr. Greeley, subject to staff and legal review. (5-0)

**ii. Lake 8 Dredging Discussion**

The Engineer would like to prepare an Erosion Restoration Memorandum for the Board's review and approval for Lakes 8 and 9. Mr. Faircloth noted these lakes require maintenance after some time, and it is now time for this lake. The engineer should make recommendations to get the piping in the correct place. Long-lasting pipe should be used.

Lake 5, opposite Hole #13 is less shallow and should be addressed.

The erosion report for all the lakes needs to be updated.

**B. District Counsel**

Supervisors were reminded to complete Ethics Training by December 31, 2025.

**C. District Manager****i. Follow-Up Items**

The Goals and Objectives Report was posted to the Website.

**ii. South Florida Water Management District 11/21/25 Communication**

The District is in compliance with the Resource Permit for the lakes.

**FIFTH ORDER OF BUSINESS****Business Items****A. Club Updates****i. Gate House Pressure Washing/Roof Repairs Update**

Mr. Legan will obtain proposals for pressure washing of the pavers and bulkhead.

The roof repair company recommended a new roof, and the company only performs repairs. A public bid is not required. There may be mold concerns if this is not taken care of. A tarp will likely have to be installed in the meantime. Mr. Faircloth presented some recommendations for roofing companies.

**ii. Bulkhead Pressure Washing Update**

Mr. Legan will present recommendations to Mr. Bally.

**iii. Gate Repairs Update**

There is a \$750 invoice for a temporary repair, which will have to be approved as a club expense, since it is under \$2,000.

On MOTION by Mr. Greeley, seconded by Mr. Eliasek, with all in favor, the invoice in the amount of \$750 for temporary gate repairs, was approved. (5-0)

**iv. Sawgrass Way (Eastern Section) Paving Discussion**

Maintenance facility construction is set to begin in 2029. The area needs to be re-milled and re-paved. A Board member recommended black cement instead within the cul-de-sac.

The paving should be done this year.

**v. Maintenance Building Construction Discussion**

It was suggested to just maintain the area until the structure is built.

**vi. Irrigation Discussion**

The expected project completion is in 2034.

**vii. Aquatic Weed Control Lake 8 Thalia Trimming Proposals**

On MOTION by Mr. Greeley, seconded by Mr. Bally, with all in favor, the Lake 8 Thalia trimming proposal in the amount of \$5,450 was approved. (5-0)

**SIXTH ORDER OF BUSINESS****Business Administration****A. Approval of the Minutes of the November 11, 2025 Meeting**

There being no additions, corrections or deletions,

On MOTION by Mr. Eliasek, seconded by Mr. Martino, with all in favor the Minutes of the November 11, 2025 Meeting were approved, as presented. (5-0)

**B. Acceptance of the Financial Report as of October 2025**

There being no comments or questions,

On MOTION by Mr. Eliasek, seconded by Mr. Martino, with all in favor, the Financial Report as of October 2025 was accepted. (5-0)

118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140

**C. Resolution 2018-02 Ratification Items**

There being no items for ratification, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being no Supervisors' requests, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There being no audience comments, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Martino, seconded by Mr. Greeley, with all in favor, the meeting was adjourned at 3:23 p.m. (5-0)
--

---

Quentin Greeley  
Chairperson

**MINUTES OF MEETING  
CEDAR HAMMOCK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cedar Hammock Community Development District was held Tuesday, January 13, 2026, at 2:03 p.m. at the Cedar Hammock Clubhouse, located at 8660 Cedar Hammock Boulevard, Naples, Florida 34112.

Present and constituting a quorum were:

Quentin Greeley	Chairperson
Fred Bally	Assistant Secretary
Don Eliasek	Assistant Secretary

Also present either in person or via Teams Communications were:

Wesley Elias	District Manager
Dan Cox	District Counsel
Todd Legan	Golf Club
Christian Haller	District Accountant (via phone)
Residents and Members of the Public	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Elias called the meeting to order and conducted roll call. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Approval of Agenda**

On MOTION by Mr. Greeley, seconded by Mr. Bally, with all in favor, the agenda for the meeting was approved, as presented. (3-0)
--

**THIRD ORDER OF BUSINESS**

**Public Comments on Agenda Items**

Mr. Legan presented an update on the Pumphouse, and the amount of water pressure is being utilized to supply water to all areas of the community. The pump is currently running at 120 PSI when they should be running at 70 PSI. Mr. Legan presented options for Board consideration. The Board requested more information and additional proposals for consideration.

Discussion ensued regarding the roof on the gatehouse. Mr. Legan presented two proposals to the Board for consideration.

- Blackburn Roofing proposal in the amount of \$21,600.00
- Crowler Roofing proposal in the amount of \$30,000.00

**Cedar Hammock CDD  
January 13, 2026 Meeting**

On MOTION by Mr. Bally, seconded by Mr. Eliasek, with all in favor, the motion to approve Blackburn Roofing proposal in the amount of \$21,600.00 carried. (3-0)

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Accountant**

Mr. Haller provided an update to the Board on the District's financials. Mr. Balley inquired about assessments for reserves with dates from 2022-2025. Mr. Haller stated he will compile that information and report back to the Board at the next meeting.

**B. District Engineer**

**i. Engineering RFQ Discussion**

Discussion ensued regarding RFQ for Engineering Services. Currently there is no Engineer on record. The Board directed Mr. Elias to send out the RFQ for Engineering Services.

On MOTION by Mr. Greeley, seconded by Mr. Eliasek, with all in favor, the motion to send out RFQ for Engineering Services carried. (3-0)

**C. District Counsel**

Mr. Cox provided the Board with an update on the Stormwater Guidelines.

**D. District Manager**

Mr. Elias announced that the next meeting was scheduled for February 10, 2026, at 2:00 p.m.

**i. Consideration of Resolution 2026-02; Designating New Treasurer**

On MOTION by Mr. Eliasek, seconded by Mr. Greeley, with all in favor, the motion to adopt Resolution 2026-02; Designating New Treasure carried. (3-0)

**ii. Follow-up Items**

There being none, the next order of business followed.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Club Updates**

There being none, the next order of business followed.

**Cedar Hammock CDD  
January 13, 2026 Meeting**

**SIXTH ORDER OF BUSINESS**

**Administration**

**A. Approval of Minutes of the December 9, 2025 Meeting (to be sent under separate cover)**

December 9, 2025, meeting minutes will be provided at the next meeting.

**B. Acceptance of the Financial Report as of November 2025**

On MOTION by Mr. Greeley, seconded by Mr. Bally, with all in favor, the motion to approve the November 2025 financial report carried. (3-0)

**C. Resolution 2018-02 Ratification items**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being no Supervisors' requests, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There being no comments from the audience, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Greeley, seconded by Mr. Bally, with all in favor, the meeting was adjourned at 3:37 p.m. (3-0)

---

Quentin Greeley  
Chairperson

# *Cedar Hammock Community Development District*

## *Financial Report*

*December 31, 2025*

### CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

## Table of Contents

<b><u>FINANCIAL STATEMENTS</u></b>	<b><u>Pages</u></b>
Balance Sheet .....	1
General Fund .....	2 - 3
 <b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Special Assessment .....	4
Cash and Investment Report .....	5
Bank Reconciliation .....	6
Check Register .....	7

---

CEDAR HAMMOCK  
Community Development District

Financial Statements

**(Unaudited)**

***December 31, 2025***

**Balance Sheet**  
December 31, 2025

<b>ACCOUNT DESCRIPTION</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>	
Cash - Checking Account	\$ 1,391,101
Investments:	
Money Market Account	457,441
Deposits	1,359
<b>TOTAL ASSETS</b>	<b>\$ 1,849,901</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 14,222
Accrued Expenses	625
<b>TOTAL LIABILITIES</b>	<b>14,847</b>
<b><u>FUND BALANCES</u></b>	
<b>Nonspendable:</b>	
Deposits	1,359
<b>Assigned to:</b>	
Operating Reserves	63,010
Reserves - Bridges	29,950
Reserves - Bulkheads	55,950
Reserves - Irrigation System	459,404
Reserves - Lakes	127,456
Reserves - Roadways	143,284
<b>Unassigned:</b>	954,641
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,835,054</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,849,901</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 20,000	\$ 5,000	\$ 15,341	\$ 10,341
Special Assmnts- Tax Collector	526,632	384,530	434,521	49,991
Special Assmnts- Discounts	(21,065)	(15,400)	(17,417)	(2,017)
<b>TOTAL REVENUES</b>	<b>525,567</b>	<b>374,130</b>	<b>432,445</b>	<b>58,315</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Engineering	5,000	1,250	-	1,250
ProfServ-Legal Services	2,500	833	788	45
ProfServ-Mgmt Consulting	47,232	11,808	11,808	-
ProfServ-Property Appraiser	6,103	4,392	4,392	-
ProfServ-Special Assessment	3,618	3,618	-	3,618
ProfServ-Web Site Maintenance	808	202	202	-
Auditing Services	5,000	-	-	-
Postage and Freight	927	232	6	226
Insurance - General Liability	8,452	8,452	9,032	(580)
Printing and Binding	618	155	25	130
Legal Advertising	2,575	858	-	858
Misc-Bank Charges	100	100	-	100
Misc-Assessment Collection Cost	10,533	7,593	5,704	1,889
Misc-Web Hosting	2,000	500	388	112
Office Supplies	100	25	-	25
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>95,741</b>	<b>40,193</b>	<b>32,520</b>	<b>7,673</b>
<b><u>Field</u></b>				
ProfServ-Field Management	1,894	473	473	-
Management Services	2,575	644	-	644
Contracts-Water Mgmt Services	7,200	1,800	1,875	(75)
Utility - Cameras	1,000	250	-	250
Electricity - Wells	5,000	1,250	1,152	98
Electricity - Aerator	4,000	1,000	1,372	(372)
R&M-Lake	3,000	3,000	10,350	(7,350)
R&M-Plant Replacement	500	-	-	-
R&M-Roads	20,000	-	750	(750)
R&M Bulkheads	5,000	1,250	-	1,250
R&M - Bridges & Cart Paths	5,000	-	-	-
Misc-Contingency	38,743	9,686	1,148	8,538

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Capital Outlay	31,809	31,809	3,850	27,959
Reserve - Bulkheads	26,000	-	-	-
Reserves - Irrigation System	152,271	-	-	-
Reserve - Lakes	77,917	46,262	-	46,262
Reserve - Roadways	47,917	-	-	-
<b>Total Field</b>	<b>429,826</b>	<b>97,424</b>	<b>20,970</b>	<b>76,454</b>
<b>TOTAL EXPENDITURES</b>	<b>525,567</b>	<b>137,617</b>	<b>53,490</b>	<b>84,127</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	236,513	378,955	142,442
Net change in fund balance	\$ -	\$ 236,513	\$ 378,955	\$ 142,442
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,456,099</b>	<b>1,456,099</b>	<b>1,456,099</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,456,099</b>	<b>\$ 1,692,612</b>	<b>\$ 1,835,054</b>	

CEDAR HAMMOCK  
Community Development District

Supporting Schedules

***December 31, 2025***

**Non-Ad Valorem Special Assessments  
(Collier County Tax Collector - Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2026**

					<b>ALLOCATION</b>
<b>Date Received</b>	<b>Net Amount Received</b>	<b>(Discount) Amount</b>	<b>Commission Amount</b>	<b>Amount Received</b>	<b>General Fund Assessments</b>
Assessments Levied For FY 2026				\$ 526,632	\$ 526,632
Allocation %				100%	100%
11/03/25	\$ 2,944.95	166.51	60.10	3,171.56	\$ 3,171.56
11/06/25	\$ 1,240.18	\$ 52.73	\$ 25.31	\$ 1,318.22	\$ 1,318.22
11/13/25	\$ 57,048.64	\$ 2,425.22	\$ 1,164.26	\$ 60,638.12	\$ 60,638.12
11/21/25	\$ 105,415.82	\$ 4,481.54	\$ 2,151.34	\$ 112,048.70	\$ 112,048.70
11/26/25	\$ 61,389.26	\$ 2,609.79	\$ 1,252.84	\$ 65,251.89	\$ 65,251.89
12/03/25	\$ 137,660.79	\$ 5,852.22	\$ 117.15	\$ 143,630.16	\$ 143,630.16
12/12/25	\$ 33,674.89	\$ 1,402.41	\$ 687.24	\$ 35,764.54	\$ 35,764.54
12/19/25	\$ 12,025.12	\$ 426.99	\$ 245.41	\$ 12,697.52	\$ 12,697.52
<b>TOTAL</b>	<b>\$ 411,400</b>	<b>\$ 17,417</b>	<b>\$ 5,704</b>	<b>\$ 434,521</b>	<b>\$ 434,521</b>

% COLLECTED 83% 83%

<b>TOTAL OUTSTANDING</b>	<b>\$ 92,111</b>	<b>\$ 92,111</b>
--------------------------	------------------	------------------

**Cash and Investment Report**  
*December 31, 2025*

<b>General Fund</b>
---------------------

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	Gov't Interest Checking	n/a	4.33%	1,391,101
Money Market Account	BankUnited	Public Funds MMA	n/a	3.60%	457,441
Total					<u><u>\$ 1,848,542</u></u>

# Bank Account Statement

Cedar Hammock CDD

Bank Account No. 2555

Statement No. 12-25

Statement Date

12/31/2025

G/L Account No. 101003 Balance	1,391,100.79
Positive Adjustments	0.00
Subtotal	1,391,100.79
Negative Adjustments	0.00
Ending G/L Balance	1,391,100.79

Statement Balance	1,391,850.79
Outstanding Deposits	0.00
Subtotal	1,391,850.79
Outstanding Checks	-750.00
Ending Balance	1,391,100.79

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
12/16/2025	Payment	100079	CEDAR HAMMOCK GOLF &	Inv: 0051			-750.00
<b>Total Outstanding Checks</b>							-750.00
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

**CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100077	12/05/25	INFRAMARK LLC	165591	DEC 25 MGMT FEES	ProfServ-Mgmt Consulting	531027-51301	\$3,936.00
001	100077	12/05/25	INFRAMARK LLC	165591	DEC 25 MGMT FEES	ProfServ-Web Site Maintenance	531094-51301	\$67.33
001	100077	12/05/25	INFRAMARK LLC	165591	DEC 25 MGMT FEES	ProfServ-Field Management	531016-53901	\$157.83
001	100078	12/05/25	INNERSYNC STUDIO LTD	INV-SN-1128	WEB SVCS SUBSCRIPTION 12/04/25 - 12/03/26	Misc-Web Hosting	549915-51301	\$388.13
001	100079	12/16/25	CEDAR HAMMOCK GOLF &	0051	12/9/25 Cedar Hammock Golf & Country Club - Temporary Gate Repair	R&M-Roads	546139-53901	\$750.00
001	2783	12/11/25	SUPERIOR WATERWAY SERVICES	110874	11/1/25 Superior Waterway Services - 1st Quarter of services	Misc-Contingency	549900-53901	\$1,148.00
001	300065	12/23/25	FPL - ACH	122325ACH	BILL PRD 11/19-12/10/25	11/19-12/10/25	543050-53901	\$653.62
001	300065	12/23/25	FPL - ACH	122325ACH	BILL PRD 11/19-12/10/25	Electricity - Aerator	543051-53901	\$433.19
<b>Fund Total</b>								<b>\$7,534.10</b>

<b>Total Checks Paid</b>	<b>\$7,534.10</b>
--------------------------	-------------------