BEACH
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop

Thursday
December 4, 2025
6:00 p.m.

Location:
12788 Meritage Blvd.,
Jacksonville, FL 32246

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Beach
Community Development District

250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Beach Community Development District

Dear Board Members:

The Workshop of the Board of Supervisors of the Beach Community Development District is scheduled for **Thursday, December 4, 2025,** at **6:00 p.m.** at the **12788 Meritage Blvd., Jacksonville, FL 32246**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com . We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

Beach Community Development District

Meeting Date: Thursday, December 4, 2025
Time: 6:00 PM
Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Revised Workshop Agenda

I. Roll Call
II. Audience Comments
III. Presentations

A. District Engineer's Crosswalk Options – from 10/02/2025 meeting – Adriann LeBlanc (ETM)

IV. Upcoming Business Items

A. Access Control Proposal – deferred from 11/06/2025 workshop — Exhibit 1 Pg. 7

B. ETM FY 2026 Rate Schedule/Responses for RFQ for DE Services – from 10/20/2025 Board meeting; deferred from 11/06/2025 workshop — Exhibit 2 Pgs. 9-10

1. Alliant Engineering, Inc. — Exhibit 3 Pgs. 12-56
2. BGE — Exhibit 4 Pgs. 58-111
3. DCCM — Exhibit 5 Pgs. 113-146
4. Kimley-Horn — Exhibit 6 Pgs. 148-194

C. Berm Removal – deferred from 11/06/2025 workshop

D. First Coast Mulch Playground Proposal — Exhibit 7 Pg. 196

E. Ruppert Culvert Drainage & Grading Proposal — Exhibit 8 Pgs. 198-200

F. Clear Impressions Solar & Security Window Film Fitness Center Proposal — Exhibit 9 Pg. 202

G. Clear Impressions Solar & Security Window Film Tamaya Hall Proposal – from 11/17/2025 Board meeting — Exhibit 10 Pg. 204

H. Baer's 60 Chairs & 8 Tables for Tamaya Hall Proposal — Exhibit 11 Pg. 206

I. One Call Weed Control & Fertilization for Phase IV Proposals — Exhibit 12 Pgs. 208-213

J. 360 Painting for Tamaya Hall Areas Proposal — Exhibit 13 Pgs. 215-218

V. Supervisor Projects

A. Chair Kendig
   1. Pickleball/Paddleball Striping
   2. Arborist/Options for Oak Trees
   3. Drainage on Costas Way – from 09/15/2025 Board meeting
   4. Elite Amenities Lifeguard Services Proposal — Exhibit 14, Pgs. 220-227
   5. Hyper Extension, Abductor & Arm Curl Machine — Exhibit 15, Pgs. 229-234

B. Vice Chair Szeszko
   1. Brainstorm – Other Cost Saving Initiatives
   2. Community Survey – Ranking of Capital Improvement Projects ($150k in CRF FY 2026 Budget)
   3. CCTV — Exhibit 16, Pg. 236
   4. Virtual Gate Guard/Remote Access
      a. Questionnaire — Exhibit 17, Pgs. 238-244
      b. Inex Technologies — Exhibit 18, Pgs. 246-255
      c. Virtual Guard — Exhibit 19, Pgs. 257-262
      d. Proptia — Exhibit 20, Pgs. 264-271
      e. ButterflyMX — Exhibit 21, Pgs. 273-279
   5. Pedestrian Crosswalk
   6. Janitorial Services Quotes
      a. Current Contract — Exhibit 22, Pgs. 281-297
      b. Approved Scope of Work – from 11/17/2025 Board meeting — Exhibit 23, Pgs. 299-301
         - Jennifer Kerridge — Exhibit 24, Pgs. 303-304
         - Quality Cleaning by Viktoriia — Exhibit 25, Pgs. 306-314
         - Coverall Options — Exhibit 26, Pgs. 316-334

C. Supervisor Young
   1. Capital Improvement Plan Projects
   2. Quotes for Mailbox Painting
      a. Estatic LLC — Exhibit 27, Pgs. 336-337

D. Supervisor Repak

E. Supervisor Caprita
   1. Timing of Irrigation Cycles, Irrigation Inspection Reports, & Irrigation Inspections

VI. Pending from Prior Workshop(s)

VII. Discussion Topics

A. Carole Repak (Resident) Regarding Converting Construction Entry Gate into an Emergency Entry/Exit Gate – from 05/12/2025 workshop

B. Family Pool Refinishing – deferred from 11/06/2025 workshop

C. Mirrors in Yoga/Group Fitness Room – Chair Kendig

D. Use of the Boardroom for Storage – from 11/17/2025 Board meeting

VIII. Adjournment

EXHIBIT 1

UIIG Unsignalized Intersection Improvement Guide

Install Transverse Rumble Strips on the Intersection Approach

Application of depressions or raised areas across the surface of an approach lane to produce an audible and tactile warning of the impending intersection.



Raised transverse rumble strips warn drivers on this approach of the upcoming intersection.



Transverse rumble strips are installed ahead of this yield-controlled intersection.



Transverse rumble strips are applied along this multilane stop-controlled approach.

Check for Crash Modification Factor: CMF Crash Modification Factors Clearinghouse

Targeted Crash Types

- Right-angle
- Rear-end (major road)
- Rear-end (minor road)

Problems Addressed

- Inadequate visibility of intersection or intersection traffic control devices
- Speeding

Conditions Addressed

- Crash history or observed conflicts due to lack of awareness of the intersection.
- Citation history or observations of speeding on approach to intersection.

Considerations

- Use in combination with Intersection Warning (W2-1 through W2-8), Advance Traffic Control (W3-1 or W3-2), or Pedestrian Crossing (W11-2) signs.
- Noise generated from vehicles traversing the rumble strips can be an issue when residences are in close proximity to the intersection.
- Can require significant maintenance activities, especially on approaches characterized by high volumes of truck traffic.
- Raised rumble strips should not be used in areas where snowplowing is conducted.

Industry Standard

MUTCD

Section 3J.02: Transverse Rumble Strip Markings

Select Examples

Crest Rd. & Allen Rd., East Flat Rock, NC

County Road 833 & FL 80, Clewiston, FL

Other Resources

Innovative Operational Safety Improvements at Unsignalized Intersections, Florida DOT

Low-Cost Safety Enhancements for Stop-Controlled and Signalized Intersections, FHWA

Intersection Safety: A Manual for Local Rural Road Owners, FHWA

NCHRP 613: Guidelines for Selection of Speed Reduction Treatments at High-Speed Intersections

EXHIBIT 2

BEACH COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 39
2024/2025 GENERAL CONSULTING ENGINEERING SERVICES

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Beach Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

1. Attending Meetings
2. Preparation of Engineering Reports and Studies
3. Preparation of Cost Estimates and Budgets
4. Technical Support for Community Development District Staff
5. Development and Analysis of District Projects
5. Operation and Maintenance Inspections
7. Prepare Presentation Documents for District Meetings

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

ESTIMATED FEE $6,000.00

Basis of Estimated Fee (12 Months)
England, Thims & Miller, Inc. will perform additional services, as may be requested, at the following hourly rates:

ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE - 2025

CEO/Chairman/Founder	$475.00	/Hr.
Executive Vice President	$370.00	/Hr.
Principal - Vice President	$305.00	/Hr.
Vice President	$295.00	/Hr.
Senior Advisor	$290.00	/Hr.
Senior Engineer/ Senior Project Manager	$255.00	/Hr.
Project Manager/Construction Project Manager	$225.00	/Hr.
Director	$210.00	/Hr.
Engineer	$190.00	/Hr.
Assistant Project Manager	$165.00	/Hr.
Senior Planner /Planning Manager	$225.00	/Hr.
Senior Environmental Scientist	$240.00	/Hr.
Planner	$170.00	/Hr.
CEI Senior Project Engineer	$320.00	/Hr.
Senior Construction Representative	$205.00	/Hr.
Construction Representative	$180.00	/Hr.
CEI Inspector	$140.00	/Hr.
Senior Landscape Architect	$215.00	/Hr.
Landscape Architect	$190.00	/Hr.
GIS Director	$205.00	/Hr.
GIS Solutions/Engineer/Manager	$185.00	/Hr.
GIS Analyst	$155.00	/Hr.
GIS Consultant	$165.00	/Hr.
GIS Specialist	$150.00	/Hr.

Senior Engineering Designer	$170.00	/Hr.
Senior Landscape Designer.....	$170.00	/Hr.
Engineering/Landscape Designer.....	$155.00	/Hr.
Engineering Intern.....	$150.00	/Hr.
CADD/GIS Technician.....	$145.00	/Hr.
Project Coordinator / CSS.....	$120.00	/Hr.
Administrative Support.....	$110.00	/Hr.

*ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2025.

Approval

Submitted by: _____ Date:_____, 2025
England, Thims & Miller, Inc.

Approved by: _____ Date: _____, 2025
Beach Community Development District

EXHIBIT 3

RESPONSE TO REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES

Prepared for:

The Beach Community Development District

Mr. David McInnes, District Manager
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32725

321.263.0132

Prepared by:

ALLIANT



Jacksonville Beach Fishing Pier, Florida

Dear Mr. McInnes and Members of the Evaluation Committee:

Alliant Engineering Inc. (Alliant) is a highly experienced local firm that is perfectly suited to provide professional engineering services to **The Beach Community Development District**. Our Senior Civil Engineer, David Landing, PE of our Jacksonville Office, will serve as the Client Manager and be the district's main point of contact.

Alliant's proposed team of professionals provides the district with a comprehensive understanding and approach to meet (and exceed) the district's objectives and goals. Our corporate mission to build better communities with excellence and passion is evident within our culture and separates us from the rest.

Alliant, headquartered in Minneapolis, MN, was established in 1995 and has since expanded to over 200 professional and support staff. Serving clients like **The Beach Community Development District**, Alliant extended its reach to Jacksonville, Florida in 2015 and Tampa, Florida in 2023. Alliant is an S-Corporation and offers a comprehensive range of services including, but not limited to civil engineering, construction services, transportation systems, traffic engineering, land surveying, landscape architecture, roadway design, and water resources. Our team offers the district the following benefits:

CLIENT AND PROJECT LEADERSHIP. **The Beach Community Development District** seeks a consultant partner who goes beyond mere design and engineering. You need a leader capable of managing projects from inception to completion, adept at addressing challenges efficiently. In David's role as Client Manager, he'll be your main contact ensuring our team remains focused, adaptable, and responsive to the district's needs. We prioritize timely, transparent communication and aim for quality throughout every phase, from project initiation to bidding, construction, and closeout.

SUCCESSFUL TRACK RECORD. Alliant has been serving municipal clients in Florida since the opening of our Jacksonville office. We are proud of the relationships we have built with our clients and encourage you to contact our references in our project experience section for feedback on our commitment to quality and exceptional service. Mr. Landing has extensive experience in construction supervision and project management for roadway, water, sanitary sewer, drainage, and structural projects. He's served as both a Client Manager and Design Engineer on numerous similar projects, combining technical knowledge with hands-on leadership.

DEDICATED CORE TEAMS. We provide a skilled team of engineers to the district, ensuring a blend of specialized knowledge, hands-on experience, and innovative thinking. By aligning the right expertise with each project, we aim to enhance the quality of life across Florida through high-quality engineering services delivered within budget and schedule constraints, while prioritizing exceptional client service. Our team is committed to and available to serve the district.

We are excited to serve **The Beach Community Development District** for continuing professional engineering services. Please feel free to contact me with any questions or if you require additional information.

Thank you for considering our qualifications.

Sincerely,
Alliant Engineering, Inc.

David R. Landing, PE, *Client Manager*
☎ 904.513.3218 ✉ dlanding@alliant-inc.com

Andrew Mansen, PE, *Project Manager*
☎ 904.329.4001 ✉ amansen@alliant-inc.com

Table of Contents

1. Architect-Engineer Qualifications

Table of Contents 1-2

Contract Specific Qualifications, Point of Contact, & Proposed Team 3

2. Exhibit 1 – Organizational Chart 4

3. Resumes of Key Personnel

David R. Landing, PE 5

Andrew Mansen, PE 6

Joseph Schofield, PE 7

Adam Oestman, PE, ... 8

Curtis Wimpée, PE 9

Ashley Rivera 10

Clayton Walley, LS 11

Joe Brinson, PWS 12

Brett Harbison, PE. 13

4. Example Projects

Anabelle Island, Green Cove Springs, FL 14

Beachview Cove, Ormond Beach, FL 15

Wildlight Community, Nassau County, FL 16

AdventHealth, Palm Coast, FL 17

Hillsborough County Emergency Vehicle Preemption, Tampa Bay, FL 18

Saddlebrook Landings Apartment Community, Jacksonville, FL 19

Whiteview Subdivision, Palm Coast, FL 20

Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, FL 21

Riverfront Plaza, Jacksonville, FL 22

Reverie at Palm Coast Subdivision, Palm Coast, FL 23

Sweetgrass Apartments, Phase 1 Enhanced Landscape, St. Mary's, GA 24

Trout Creek Community Development District, St. Johns County, FL 25

Sawmill Branch Roundabout, Palm Coast, FL 26

Shadow Crest at Rolling Hills CDD, Phases 3B & 3C, Green Cove Springs, FL 27

5. Key Personnel Participation in Example Projects 28

6. Additional Information

Project Team Bios.....29-31

Firm Licensure and Prequalification's.....32

Community Development District Experience.....33

Comprehensive Expertise and Proven Commitment.....34

Consulting Services Offered.....35

Recent, Current, and Projected Workloads.....36

7. General Qualifications

Alliant Engineering, Inc.....37

Meskel & Associates Engineering, PLLC.....38

ECS Florida, LLC.....39

8. Appendices – Certifications, Licenses, and Location Map

Appendix A Coversheet.....40

Women Business Certification.....41

Licenses.....42

Location Map.....43

LIST OF EXHIBITS

Exhibit 1 – Organizational Chart..... 4

Exhibit 2 – Projected Schedule.....36

Exhibit 3 - Location Map.....43

ALLIANT

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*
Response to Request for Qualifications for The Beach Community Development District, Newberry, FL

2. PUBLIC NOTICE DATE: N/A

3. SOLICITATION OR PROJECT NUMBER: N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

1. NAME AND TITLE
David R. Landing, PE | Client Manager

2. NAME OF FIRM
Alliant Engineering, Inc.

6. TELEPHONE NUMBER: (904) 513-3218

7. FAX NUMBER:

8. E-MAIL ADDRESS: dlanding@alliant-inc.com

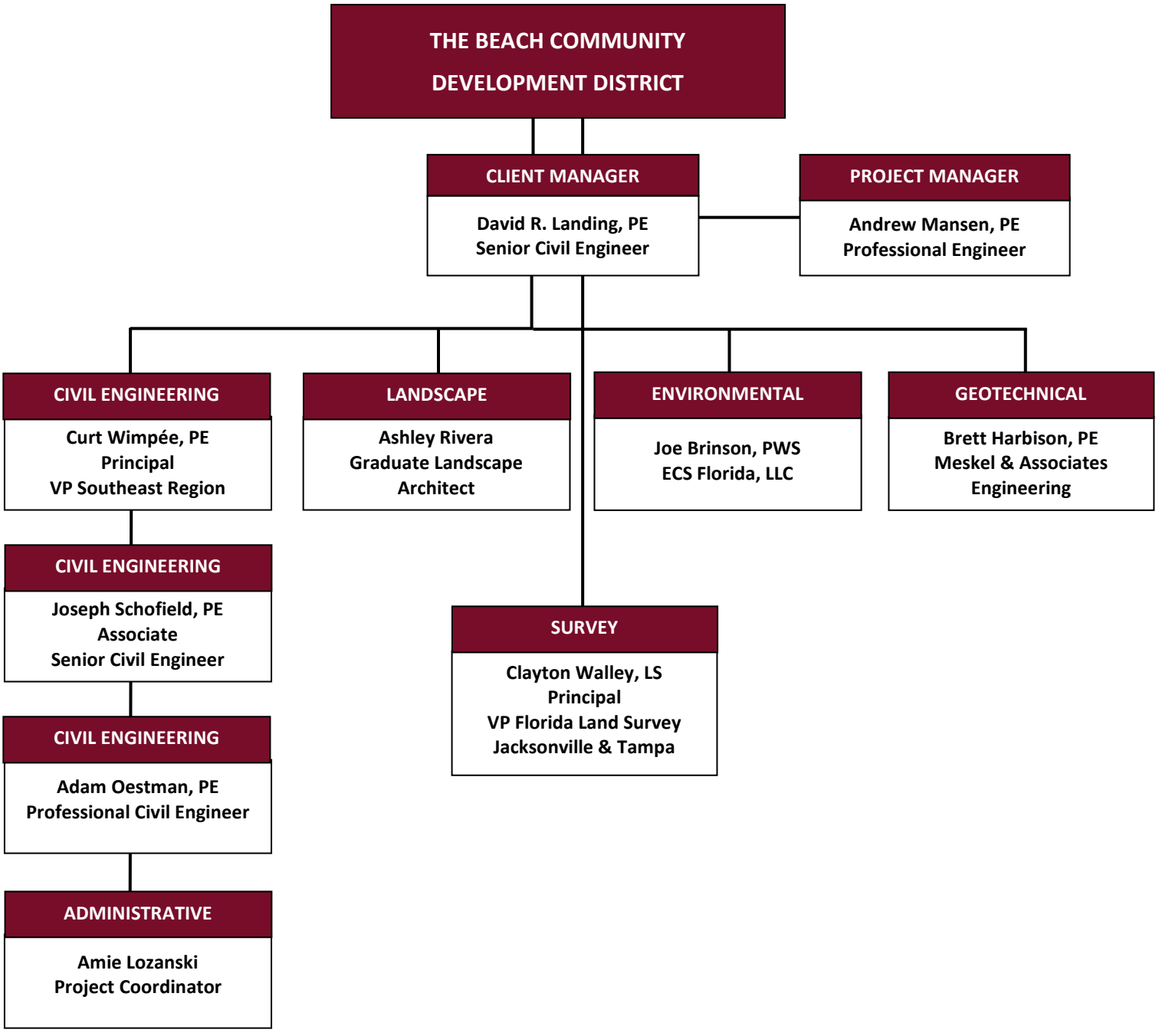
C. PROPOSED TEAM

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

	(Check) PRIME	(Check) J-V PARTNER	(Check) SUBCON-TRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	x			Alliant Engineering, Inc. ☒ CHECK IF BRANCH OFFICE	10475 Fortune Parkway, Suite 101 Jacksonville, Florida 32256	Project Management, Civil Engineering, Landscape Services, Permitting, and Land Survey.
b.			x	ECS Florida, LLC ☒ CHECK IF BRANCH OFFICE	11554 Davis Creek Court Jacksonville, Florida 32256	Environmental Services
c.			x	Meskel & Associates Engineering ☒ CHECK IF BRANCH OFFICE	3728 Philips Highway, Suite 208 Jacksonville, Florida 32207	Geotechnical Services
d.				☐ CHECK IF BRANCH OFFICE		
e.						

D. ORGANIZATIONAL CHART OF PROPOSED TEAM (EXHIBIT 1) [x] *(Attached)*

D. Organizational Chart of Proposed Team (Exhibit 1)



ALLIANT

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
David R. Landing, PE	Client Manager	27	2

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

Alliant Engineering, Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Civil Engineering, University of North Florida, UNF AS, Civil Engineering Technology, Savannah Technical College	Professional Engineer in Florida (80483)

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

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: CONTUINUING ENGINEERING SERVICES
TOWN OF ORANGE PARK, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: ON-GOING; CONSTRUCTION *(If applicable)*:

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

Under this on-going contract with the Town, Alliant recently completed a comprehensive pavement assessment within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.

b.

(1) TITLE AND LOCATION *(City and State)*: BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
JACKSONVILLE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: ON-GOING; CONSTRUCTION *(If applicable)*:

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

Civil Engineering Services – Ongoing support to provide comprehensive civil engineering services on a continuing basis to ensure project success and compliance. Our scope includes periodic site visits to monitor construction progress, verify adherence to design specifications, and identify potential issues early. Following each visit, we deliver detailed reports documenting observations, recommendations, and any corrective actions needed.

c.

(1) TITLE AND LOCATION *(City and State)*: OTC (OAKLEAF TOWN CENTER) COMMUNITY DEVELOPMENT DISTRICT
JACKSONVILLE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: ON-GOING; CONSTRUCTION *(If applicable)*:

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

Civil Engineering Services – Ongoing support to provide comprehensive civil engineering services on a continuing basis to ensure project success and compliance. Our scope includes periodic site visits to monitor construction progress, verify adherence to design specifications, and identify potential issues early. Following each visit, we deliver detailed reports documenting observations, recommendations, and any corrective actions needed.

d.

(1) TITLE AND LOCATION *(City and State)*: RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MIDDLEBURG, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: ON-GOING; CONSTRUCTION *(If applicable)*:

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

Civil Engineering Services – Ongoing support to provide comprehensive civil engineering services on a continuing basis to ensure project success and compliance. Our scope includes periodic site visits to monitor construction progress, verify adherence to design specifications, and identify potential issues early. Following each visit, we deliver detailed reports documenting observations, recommendations, and any corrective actions needed.

e.

(1) TITLE AND LOCATION *(City and State)*: TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
JACKSONVILLE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: ON-GOING; CONSTRUCTION *(If applicable)*:

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

Civil Engineering Services – Ongoing support to provide comprehensive civil engineering services on a continuing basis to ensure project success and compliance. Our scope includes periodic site visits to monitor construction progress, verify adherence to design specifications, and identify potential issues early. Following each visit, we deliver detailed reports documenting observations, recommendations, and any corrective actions needed.

ALLIANT

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
Andrew Mansen, PE	Project Manager	14	3.5

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

Alliant Engineering, Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Civil Engineering, California State University	Professional Engineer in Florida

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

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: BARBER POINTE SUBDIVISION
CITY OF MACCLENNY, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2025 | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Andrew served as the lead project engineer for the Barber Pointe Subdivision, a 367-unit residential development situated on a hillside in MacClenny, Florida. He played a central role in all aspects of civil engineering design, which included developing 13 cascading stormwater ponds to address the site's challenging topography. Andrew designed over 16,500 feet of right-of-way infrastructure and oversaw utility layouts that included 17,500 feet of water mains, 14,500 feet of stormwater pipe with 170 structures, and 15,500 feet of sanitary sewer pipe with 69 structures. He also led the design of offsite improvements, including turn lane modifications and a 5,300-foot municipal force main extension connecting to the City's water treatment plant.

b.

(1) TITLE AND LOCATION *(City and State)*: GROVELAND RETAIL DEVELOPMENT
CITY OF GROVELAND, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2024 | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Andrew led civil engineering efforts for Groveland Retail Development, a 13-acre commercial and light industrial site located in the City of Groveland. His responsibilities included designing infrastructure systems and preparing FDOT-compliant stormwater calculations based on the 100-year storm event. He designed 2,000 feet of water main, 1,200 feet of new force main, and coordinated the relocation of 1,000 feet of existing force main. Andrew also developed plans for offsite roadway improvements, including the addition of turn lanes along US Highway 27 to support increased traffic volumes.

c.

(1) TITLE AND LOCATION *(City and State)*: THE HARBOUR
CITY OF JACKSONVILLE, FLORIDA

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2024 | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Andrew played a key engineering role in the redevelopment of The Harbour, a 43.8-acre site along the Intracoastal Waterway in Jacksonville. The project involved transforming an aging industrial marina into a vibrant, multi-use waterfront destination. Andrew's work included the design of a fully underground stormwater management system consisting of a 42,000-square-foot chamber system and 5,800 feet of chamber underdrain system, complemented by 6,000 feet of stormwater piping. He also designed 3,500 feet of sanitary sewer pipe to support the site's diverse uses, which include a 136-slip marina, public boat ramp, boat storage, multiple restaurants, an eight-story apartment building with 560 residences, a multi-story commercial and hotel structure, and dedicated recreational and wetland preservation areas.

d.

(1) TITLE AND LOCATION *(City and State)*: OTC (OAKLEAF TOWN CENTER) COMMUNITY DEVELOPMENT DISTRICT
JACKSONVILLE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: ON-GOING | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

Civil Engineering Services – Ongoing support to provide comprehensive civil engineering services on a continuing basis to ensure project success and compliance. Our scope includes periodic site visits to monitor construction progress, verify adherence to design specifications, and identify potential issues early. Following each visit, we deliver detailed reports documenting observations, recommendations, and any corrective actions needed.

ALLIANT

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
Joseph Schofield, PE	Senior Civil Engineer	21	3

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

Alliant Engineering, Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
MBA, St. Leo University BS, Civil Engineering, University of North Florida (UNF)	Professional Engineer in Florida (69219)

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

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: SHADOWCREST AT ROLLING HILLS, PH. 3B & 3D, GREEN COVE SPRINGS, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2023 | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Mr. Schofield assisted the CDD to secure electrical and landscape maintenance easements. He also reviewed all contractors, vendors, and supplier invoices and pay applications to help ensure proper use of the bond funds. The scope included cost estimating and writing the Engineer's Report for Shadow Crest phase of the district full planned build-out.

b.

(1) TITLE AND LOCATION *(City and State)*: BEACHVIEW COVE SUBDIVISION, ORMOND BEACH, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2024 | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager overseeing design and permitting for a 28-lot single family subdivision with private lift station on A-1-A adjacent to the Atlantic Ocean. All entitlements received and construction is underway. The project includes a planned FPL power pole relocation, work within the coastal construction control line (CCCL), and coordination of turtle friendly street lighting design.

c.

(1) TITLE AND LOCATION *(City and State)*: PONCE PRESERVE SUBDIVISION, PALM COAST, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2024 | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager overseeing design and permitting for a 74-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.

d.

(1) TITLE AND LOCATION *(City and State)*: RYAN'S LANDING SUBDIVISION, PALM COAST, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2024 | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager overseeing design and permitting for a 95-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.

e.

(1) TITLE AND LOCATION *(City and State)*: UNIVERSITY OF FLORIDA CLUBHOUSE, JACKSONVILLE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☐ Check if project performed with current firm

Design engineering and project manager for the proposed recreational flex-space building with pool situated on a 2.4-acre parcel of land adjacent to Osprey Village and Osprey Cove. Mr. Schofield's involvement included oversight of modifications to existing facilities, utility design, drainage design, and coordination of architectural elements in support of production of a seamless construction package.

ALLIANT

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
Adam Oestman, PE	Production Engineer	6	3

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

Alliant Engineering, Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Civil Engineering, Murray State University	Professional Engineer in Florida (98440)

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

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: HYMON CIRCLE DRAINAGE IMPROVEMENTS, BUNNELL, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Design engineer preparing construction documents for a two-phase project in the City of Bunnell, including +/- 2,000 LF of roadside drainage improvements as well as +/- 3,000 LF of existing drainage ditch improvements.

b.

(1) TITLE AND LOCATION *(City and State)*: SAWMILL BRANCH, MULTI-PHASE SUBDIVISION, PALM COAST, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Lead design engineer preparing the construction documents for multiple single family residential subdivision phases totaling over 1,000 lots.

c.

(1) TITLE AND LOCATION *(City and State)*: PANAMA CITY BEACH HEALTH CAMPUS, PANAMA CITY BEACH, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Lead design engineer preparing construction documents for a phased medical campus as well as associated construction administration throughout the project.

d.

(1) TITLE AND LOCATION *(City and State)*: EPIC CHURCH, PALM COAST, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Lead design engineer preparing construction documents for a church and associated recreational areas.

e.

(1) TITLE AND LOCATION *(City and State)*: LADY LAKE APARTMENTS, LADY LAKE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Lead design engineer preparing construction documents for 330 multi-family units and associated recreation areas.

F.

(1) TITLE AND LOCATION *(City and State)*: CARMEL COURT TOWNHOMES, MIDDLEBURG, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Lead design engineer preparing construction documents for a 35-townhome unit site as well as associated construction administration throughout the project.

ALLIANT

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
Curt Wimpée, PE	Principal, VP Southeast Region	29	10

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

Alliant Engineering, Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Civil Engineering, University of Minnesota	Professional Engineer in Florida (79764) Minnesota (40487), Georgia (031340), N. Carolina (053415) S. Carolina (41355), and Tennessee (125610)

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

Professional Affiliations include American Society of Professional Engineers, FCARD, NEFBA, NAIOP, and ULI

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: CONSULTING ENGINEER, CITY OF BUNNELL, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

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

Engineer of Record for numerous city infrastructure projects. Projects include roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design and rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation, public messaging, and interaction.

b.

(1) TITLE AND LOCATION *(City and State)*: CONSULTING ENGINEER, TOWN OF ORANGE PARK, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

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

This is an on-going contract with the Town. Projects are based on a work order system. Alliant recently completed a comprehensive assessment of pavement conditions within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.

c.

(1) TITLE AND LOCATION *(City and State)*: CONSULTING ENGINEER, CITY OF JACKSONVILLE, BEACH, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

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

City Engineer of Record for numerous city infrastructure projects. Projects included roadway and paving assessment, stormwater design and modeling (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design & rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. Council presentations and representation, and public messaging and interaction.

d.

(1) TITLE AND LOCATION *(City and State)*: CONSULTING ENGINEER, CITY OF ATLANTIC BEACH, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

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

Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations and public engagement.

e.

(1) TITLE AND LOCATION *(City and State)*: CONSULTING ENGINEER, CITY OF FERNANDINA BEACH, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

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

Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations, and public engagement.

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
Ashley Rivera	Graduate Landscape Architect	4	2

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

Alliant Engineering, Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Landscape Architecture, University of Ana G. Mendez Currently pursuing licensure as a Landscape Architect in Florida	Pending

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

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
BLUE HERON FLATS DISC GOLF COURSE, PALM COAST, FL	2024	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Alliant provided civil design services for the first disc golf course in Flagler County, located in Palm Coast, FL. The course is being built on nine acres of land donated to the city by Marbella Apartments, LLC. The course features 18-holes, restrooms, shade structures, parking lot, and water stations.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
THE HARBOUR, JACKSONVILLE, FL	2023	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Ashley assisted with the enhanced landscape development of The Harbour, a 43.8-acre luxury mixed-use development site located on Jacksonville's Intracoastal Waterway. This rare parcel will feature 560 residential units, 106,000 SF of hospitality/commercial/office space and up to 650 wet/dry marina boat storage slips.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
SWEETGRASS ENHANCED LANDSCAPE, ST. MARY'S, GA	2023	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Ashley played a key design roll for the 150-acre master planned community developed by Tierra Linda, which will include approximately 312 multi-family units and other commercial development opportunities.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
WINTER HAVEN COMPLETE STREET DESIGN, WINTER HAVEN, FL		

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Winter Haven has implemented complete street initiatives to make roadways safer and more inclusive for pedestrians, cyclists, and motorists. The city and Polk TPO are working with Alliant on civil design to create a connected and sustainable transportation network by incorporating features like shared-use paths and sidewalks to improve overall safety and accessibility.

e

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
MATANZAS COVE AMENTIY, PALM COAST, FL	2024	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Ashley assisted with the Matanzas Cove Amenity Center which features a zero-entry pool (gradual beach like entry into the pool is a modern design element for easy access), cabana, and summer kitchen for the 55+ community. The design and features cater to an age-restricted community focused on a relaxed lifestyle.

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
Clayton Walley, L.S., PSM	VP Florida Land Survey	25	6

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

Alliant Engineering, Inc.

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
A.A.S. Industrial Engineering Technology, Paul D. Camp Community College BS Business, Project Management, University of Phoenix	Licensed Surveyor in Florida (LS7209)

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

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
STADIUM OF THE FUTURE, AREA C, JACKSONVILLE, FL		

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Alliant provided professional surveying services to support the construction of concrete structures for the Stadium of the Future project in Jacksonville, FL. Services included project management and startup data preparation, layout of all concrete structures, and comprehensive site calculations to support construction accuracy. Alliant's work began two weeks after receipt of approved plans and CAD files, with scheduling coordinated closely with the client to optimize field crew efficiency and reduce idle time. The project was delivered with a high-quality layout and reliable as-built documentation for agency approval.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
RIVER CITY SCIENCE ACADEMY, JACKSONVILLE, FL		

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Alliant delivered a full suite of construction layout and as-built surveying services for the River City Science Academy project. Scope included horizontal and vertical control, staking of utilities and site features such as silt fences, stormwater structures, parking lots, and curb and gutter, as well as as-built data collection and final CAD drafting for submittal. Alliant's internal quality control process, advanced filed technology, and pre-calculated data workflows allowed for accurate, efficient fieldwork and reduced costs to the client. Optional services such as building pad layout and storm-tech system staking were also available.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
PECAN PARK ROAD, JACKSONVILLE, FL		

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Survey Manager on this project, that will add extra traffic lanes and add new infrastructure while raising the overall elevation of the roadway. Responsible for QC field work including construction stake out, as-built collection, coordinating settlement monitoring, monitoring of bridge structure, and overall project fluidity. Held regular field meetings with CEI to discuss settlement plate monitoring results.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
LIGHTHOUSE HARBOR SUBDIVISION, PALM COAST, FL	2024	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Pre-Development work completed for up to 845 residential units within the development. Work included boundary survey, topographic survey, tree survey, preliminary and final platting which completed the subdivision of land into legally recognized lots approved for development.

ALLIANT

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
Joe Brinson, PWS	Environmental Senior Project Manager	26	3

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

ECS Florida, LLC

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Forest Resource Management / Forest Biometrics, University of Georgia	Professional Wetland Scientist

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

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: TOWN CENTER BOULEVARD PROPERTY, PALM COAST, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager, ECS completed an ecological study with the purpose of evaluating the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.

b.

(1) TITLE AND LOCATION *(City and State)*: DIXIE ELLIS TRAIL, JACKSONVILLE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager, ECS completed a preliminary wetlands delineation study to evaluate jurisdictional wetlands and/or protected wildlife species and their habitats.

c.

(1) TITLE AND LOCATION *(City and State)*: BEAUTYREST AVENUE PROPERTY, JACKSONVILLE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager, ECS completed an Ecological Due Diligence with Cultural Resource Assessment Report (CRAS). The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.

d.

(1) TITLE AND LOCATION *(City and State)*: FIRST COAST EXPRESSWAY, MIDDLEBURG, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.

d.

(1) TITLE AND LOCATION *(City and State)*: BAINBRIDGE NOCATEE PARKWAY PROJECT, JACKSONVILLE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and/or habitat on the site and its relevant surroundings.

ALLIANT

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
Brett H. Harbison, PE, Principal Engineer	Director of Transportation & Geotechnical Services	18	8

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

Meskel & Associates Engineering, PLLC

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Civil Engineering, Florida State University (FSU) Graduate Courses, University of Central Florida	Professional Engineer in Florida (74679) Professional Engineer in Georgia (PE37919)

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

21. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: MONCRIEF PEDESTRIAN BRIDGE REPLACEMENT, JACKSONVILLE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Senior Engineer responsible for geotechnical exploration, laboratory testing, and engineering analysis for the pedestrian bridge. The main span and extended ramps will be supported on 54-inch non-redundant drilled shafts. The existing bridge was approximately 70-75 feet long; the replacement bridge will be about the same.

b.

(1) TITLE AND LOCATION *(City and State)*: FDOT DISTRICT 2, I-95 NASSAU RIVER BRIDGE IMPROVEMENTS, DUVAL / NASSAU COUNTY, FL LINE

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Foundation/Geotechnical Engineer of Record/Project Manager responsible for field coordination, laboratory shear strength testing, rock core strength testing, and geotechnical analysis to support design and construction of non-redundant drilled shafts to support crutch bents proposed for the existing I-95 north and southbound bridges. Brett directed field crews and staff in performing 24 Standard Penetration Tests (SPT) borings in tidally inundated project area using amphibious and sound barge platforms. Borings were advanced to depths of 125 feet below the river mudline. Static axial shaft capacities were estimated to determine anticipated shaft tip elevations. Engineering reports were prepared including drilled shaft analysis, soil parameter recommendations for lateral analysis, and shaft installation construction recommendations.

c.

(1) TITLE AND LOCATION *(City and State)*: COJ NORTHBANK BULHEAD REPLACEMENT, JACKSONVILLE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Geotechnical Engineer responsible for coordinating the geotechnical exploration to replace the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville extending between the Fuller Warren Bridge and Liberty Street. The project included constructing a new bulkhead wall in front of the existing bulkhead and installing anchors through the existing bulkhead. Scope of Work included land and waterside SPT borings, rock coring, laboratory testing, and engineering analysis for the design and construction of the new bulkhead and anchors.

d.

(1) TITLE AND LOCATION *(City and State)*: COJ SIDEWALK AND PEDESTRIAN IMPROVEMENTS, JACKSONVILLE, FL

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Geotechnical Project Manager, services for projects under this contract consist of geotechnical exploration and engineering analysis for tasks such as new sidewalks, drainage improvements, culvert extensions and replacement, and retaining walls. The geotechnical exploration included mobilizing our truck-mounted drill rig to city roads and highways. Following subsurface exploration, laboratory testing, and geotechnical engineering analysis, we provided geotechnical recommendations and site preparation recommendations. These recommendations included clearing and stripping, temporary groundwater control, soil parameters for culver design, excavation protection, and structural backfill for compaction of structural backfill.

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 1
21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
ANABELLE ISLAND, GREEN COVE SPRINGS, FL	2022	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
KB Homes	Forward Planner	(904) 596-6800

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



Project Highlights

- Phases 1A & 1B successfully supported construction with close coordination between design and field teams.
- Phase 2 is currently under construction, with Alliant leading the design and permitting efforts.
- Agency Coordination: Worked with Clay County and relevant regulatory bodies to ensure timely approvals and compliance.

Project Overview: Anabelle Island is a thoughtfully planned residential community located in the heart of Clay County, Florida. Once complete, the development will feature 369 single-family homes, a community pool and recreation center with direct access to local trail systems offering residents a blend of comfort, connectivity, and outdoor living.

Alliant's Role: Alliant has been a key partner in the development of Anabelle Island, providing comprehensive civil engineering, surveying, and permitting services across multiple phases of the project.

Impact: Anabelle Island is helping meet the growing demand for housing in one of Florida's fastest-growing regions. Alliant's involvement ensures the community is built on a strong foundation – both literally and figuratively – supporting long-term growth and quality of life for future residents.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

ALLIANT

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
	2

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
BEACHVIEW COVE, ORMOND BEACH, FL	2023	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Seagate Communities, Inc.	Robert Gazzoli	(386) 206-5838

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

The Project required multiple approvals, including:

- Volusia County Master Plan Development Order and Final Development Order
- City of Ormond Beach utility approval
- Department of Health Domestic Water Permit
- FDEP Wastewater Permit
- FDOT Driveway, Drainage, and Utility Connection Permits
- FDEP Coastal Construction Field Permit
- SJRWMD Environmental Resource Permit

With infrastructure now fully completed and model homes going vertical, Alliant is proud to see Beachview Cove coming to life.



Nestled amidst ocean vistas and bordered by numerous state parks, this budding community of 28 single-family homes promises a peaceful, serene place to live.

Alliant provided professional surveying and platting services for the Beachview Cove development in Volusia County. Our team conducted fieldwork and prepared the plat in accordance with Chapter 177 of the Florida Statutes and applicable local municipal standards. Services included setting all required Permanent Reference Monuments (PRMs), Permanent Control Points (PCPs), and lot corners; preparing and submitting both preliminary and final plats; and addressing municipal comments through to final approval.

We began work within three weeks of receiving the executed proposal and supporting documentation, working closely with the client to ensure timely delivery. In addition to surveying and platting, Alliant led the site's civil engineering efforts, securing all necessary entitlements and permits to facilitate development.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer

ALLIANT

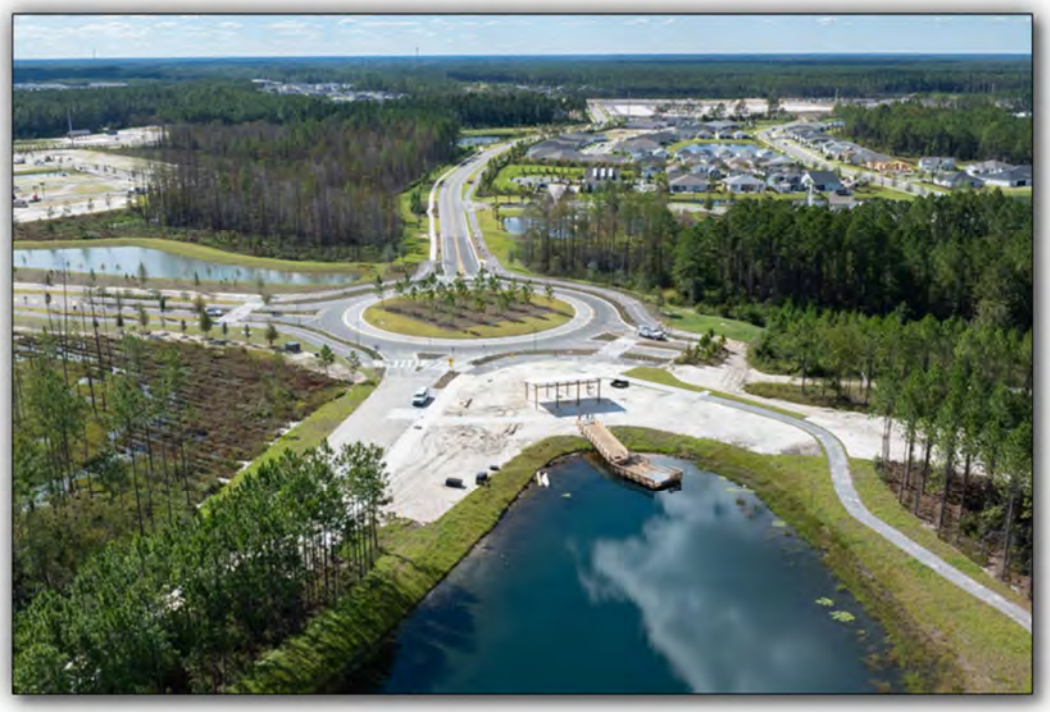
F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT *(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*	20. EXAMPLE PROJECT KEY NUMBER 3

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
WILDLIGHT COMMUNITY, NASSAU COUNTY, FL		

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
AJ Johns and Burnam	Todd Patrick	(904) 641-2055

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



Our scope of work included layout staking for clearing limits, silt fencing, and pond construction, as well as establishing site control for GPS-guided machinery. We also conducted post-grading topographic surveys and provided as-built reviews and certifications. Through our efficient pre-calculated layout process and daily field reporting, we ensured precise and timely support throughout the project's development.

By facilitating the foundational development of Parcel 4B, Alliant is helping advance Wildlight's mission to create a community that blends diverse housing, integrated amenities, and preserved natural spaces—setting a new benchmark for thoughtful, long-term regional growth.

Wildlight is a 24,000-acre master-planned community in Nassau County, Florida designed to harmonize modern living with natural surroundings.

With over 7,000 acres dedicated to conservation and plans for more than 20,000 homes, Wildlight is poised to evolve over the coming decades into a vibrant, sustainable town. Alliant is proud to support this long-term vision by providing professional surveying services for Parcel 4B—an essential component of Wildlight's ongoing expansion.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Land Survey

ALLIANT

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 4
21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
ADVENTHEALTH, PALM COAST, FL	2022	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
HuntonBrady Architects	Christopher Dunlop, AIA, ACHA	(407) 839-0886

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





ADDITIONAL SERVICES

- Construction Engineering / Administration
- Construction Inspection
- Environmental Permits
- ADA Design
- Survey – Existing Conditions Surve
- Survey – ALTA Survey
- Traffic Operations – Traffic Impact Study

Alliant provided comprehensive civil engineering design, permitting, and coordination services for a new 100-bed hospital and medical office building located at the intersection of Palm Coast Parkway and Bridgehaven Drive.

Our scope included site planning, stormwater and utility design, erosion control measures, and off-site roadway improvements. Alliant also led the completion of the traffic impact study and coordinated closely with Florida Power & Light and other subconsultants to finalize construction documents.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

ALLIANT

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 5

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
HILLSBOROUGH COUNTY EMERGENCY VEHICLE PREEMPTION, TAMPA BAY, FL	2025	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Hillsborough County, FL	Scott Stromer	(813) 635-5400

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



Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Tampa, FL	Traffic Engineer

ALLIANT

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
	6

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
SADDLEBROOK LANDINGS APARTMENT COMMUNITY, JACKSONVILLE, FL	2020	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Landings Real Estate Group	Chris Bicho	(401) 845-2200

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

Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

ALLIANT

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
	7

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
WHITEVIEW VILLAGE SUBDIVISION, PALM COAST, FL	2020	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
City of Bunnell, FL	Dustin Vost, Infrastructure Director	(386) 437-7515

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

Located in Palm Coast, Florida, Whiteview Village provides housing for 202 families and features community amenities including a pool, cabana, and kayak launch—perfectly suited for Florida's sunny climate.

Alliant played a key role in bringing this commuter-friendly neighborhood to life. The project's success was driven by strong collaboration and partnerships across disciplines, showcasing how Alliant delivers value through integrated design, coordination, and a commitment to community-focused development.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

ALLIANT

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 8

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
TALLAHASSEE MEMORIAL HEALTHCARE CAMPUS EXPANSION TO PANAMA CITY BEACH, FL	2022	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Panama City Beach, FL	Dan Velazquez	(866) 417-7133

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

In response to the rapid population growth in Panama City Beach and the surrounding Bay County area, Tallahassee Memorial Healthcare, the Florida State University College of Medicine, and The St. Joe Company have partnered to develop a state-of-the-art medical campus on approximately 87 acres in Panama City Beach.

The project is being developed in phases, with plans to ultimately include a 500-bed hospital and a variety of ancillary medical facilities. Phase I features a master plan for a four-story, 60,000-square-foot medical office building designed to provide primary and urgent care services, with future potential for orthopedic, cardiology, and surgical specialties.

As the civil engineer for the project, Alliant's master planning effort integrates long-term considerations, including roadway expansion and projected growth over the next 10 to 30 years. Particular attention has been given to access, site circulation, and wayfinding—factors that are essential to enhancing the overall patient and visitor experience.

The planning process prioritizes all sensory elements of the user journey—from initial campus visibility and arrival to ease of departure after each visit. In addition, the design responds to the vibrant bicycle and pedestrian activity in Panama City Beach and the critical need for efficient emergency vehicle access. These considerations will help shape a welcoming, accessible, and future-ready corridor as the campus expands to serve the evolving needs of the community.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

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 9
21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
RIVERFRONT PLAZA, JACKSONVILLE, FL	2024	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
City of Jacksonville, FL	Debbie Carter, Project Manager	(904) 574-9000

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

CITY OF JACKSONVILLE, FLORIDA

A NEW DAY.

ALLSITE CONTRACTING INC.



As part of the City of Jacksonville's ambitious redevelopment initiative, Riverfront Plaza is emerging as a vibrant waterfront destination that celebrates the city's connection to the St. Johns River. The project envisions expansive open parkland, immersive public art, versatile event spaces, and seamless pedestrian access—all designed to create lasting value for residents and visitors alike.

Alliant is proud to support this transformative effort by providing precise and responsive professional surveying services. Our team is responsible for layout staking, the preparation of as-built documentation, and daily field reporting to ensure clarity, accuracy, and compliance. By working in close coordination with contractors and city staff, we help bring the vision of Riverfront Plaza to life with the precision and care it deserves.

This is more than construction—it's community building, placemaking, and a bold step toward redefining Jacksonville's downtown riverfront.
Once complete, the new healthcare campus will significantly enhance access to medical care for the region's growing population.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Land Survey

ALLIANT

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: 10	
21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
REVERIE AT PALM COAST, PALM COAST, FL	2024	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Sunbelt Land Management	Ken Belshe	(386) 986-2411

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

Alliant serves as the Engineer of Record for the full design and permitting of a 421-home residential subdivision developed under a Community Development District (CDD). The scope includes comprehensive oversight and execution of all engineering design elements, from initial planning through final construction documentation. Alliant also prepared and submitted the Certified Engineer's Report, which included detailed cost estimating to support the CDD bond issuance process.





SunBelt
LAND MANAGEMENT & AFFILIATES

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer

ALLIANT

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 11

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
SWEETGRASS APARTMENTS, PHASE 1, ENHANCED LANDSCAPE ST MARY'S, GA	2022	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Sweetgrass Acquisition, LLC	Jeff Klotz, Manager	(904) 247-5334

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



Sweetgrass is a 150-acre master planned development located in St. Mary's, Georgia, for Tierra Linda Development, LLC. The community will include 312 Class A multifamily units, 194 townhomes, 143 single-family homes, and 212,600 SF of commercial space. Designed as a walkable, mixed-use neighborhood, Sweetgrass will ultimately be home to approximately 650 families and feature integrated opportunities for housing, employment, shopping, recreation, and civic life.

Alliant's team provided comprehensive project management services in collaboration with the client, architect, and interior designer. Scope of work included enhanced landscape architecture and irrigation design, neighborhood entry monument and security gate, site civil design and permitting, and site electrical engineering (managed subconsultant). The amenity package included the clubhouse and pool deck, outdoor kitchen, shade structures, dog park, mail kiosk, and associated hardscape elements, contributing to a vibrant and functional community environment.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer

ALLIANT

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 12

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ST. JOHNS, FL	2023	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Trout Creek CDD	Melissa Dobbins	(904) 436-6270

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



ECS Florida, LLC completed an Arboriculture Assessment for the landscape and tree decline predominantly live oaks with a few magnolias. ECS understood the trees started to decline approximately two years after they were planted. The scope of work included assessing the current condition of landscaping trees along Shearwater Parkway to determine whether conditions required removal and recommend and appropriate course of action for remediation. Investigative methods used were visual inspection of roots and tree, soil pH and nutrient analysis, root excavation, general leaf density analysis, irrigation water pH testing and bulk density testing of the soil.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	ECS Florida, LLC	Jacksonville, FL	Environmental

ALLIANT

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
	11

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
SAWMILL BRANCH ROUNDABOUT, PALM COAST, FL	2023	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
D.R. Horton, Inc.	Shane Ricci	(952) 985-7272

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



Collaboration is at the heart of Alliant's success, and the US 1 & N Old Kings Street and Sawmill Development project is a prime example of that principle in action.

Working seamlessly across disciplines, our team delivered comprehensive design and permitting services in close coordination with FDOT and key project stakeholders. While guiding the transportation improvements through every phase, we simultaneously supported the development of Sawmill Branch—an exciting new residential community featuring 1,000 homes, a community pool, clubhouse, dog park, and playground.

This project exemplifies Alliant's commitment to building better communities through integrated infrastructure and thoughtful design.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

ALLIANT

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 12

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
SHADOWCREST AT ROLLING HILLS, PH. 3B & 3C, GREEN COVE SPRINGS, FL	2022	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Shadow Crest at Rolling Hills CDD	Marilee Giles	(904) 940-5850 Ext. 412

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



Mr. Schofield served as the District Engineer and Engineer of Record for a CDD infrastructure project supporting a 247-lot single-family platted phase. The project was funded through a bond issuance and required seamless coordination with the primary CDD Engineer responsible for the adjacent Shadow Crest phase, which was under concurrent construction. Monthly board meetings were attended jointly to provide updates on each respective phase.

Shadow Crest included construction of a lift station designed to receive effluent from both developments. Mr. Schofield facilitated the acquisition of electrical and landscape maintenance easements and conducted detailed reviews of contractor, vendor, and supplier invoices and pay requests to ensure the proper use of bond proceeds. His responsibilities also included cost estimating and preparation of the Engineer's Report for the full planned build-out of the Shadow Crest phase.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL *(From Section E, Block 12)*	27. ROLE IN THISCONTRACT *(From Section E, Block 13)*	28. EXAMPLE PROJECTS LISTED IN SECTION F *(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)*													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
David R. Landing, PE	Civil Engineering														
Andrew Mansen, PE	Civil Engineering	X	X				X		X						
Joseph Schofield, PE	Civil Engineering	X	X	X			X		X		X		X		X
Adam Oestman, PE	Production Manager			X	X		X	X			X		X		X
Curt Wimpée, PE	Civil Engineering			X	X			X			X				
Ashley Rivera	Landscape Architecture	X		X				X			X	X			X
Clayton Walley, L.S.	Survey	X		X			X	X		X		X		X	X

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT *(From Section F)*	NO.	TITLE OF EXAMPLE PROJECT *(From Section F)*
1.	Anabelle Island	8.	Tallahassee Memorial Healthcare Campus Exp.
2.	Beachview Cove	9.	Riverfront Jax
3.	Wildlight Community	10.	Spring Lake Subdivision
4.	AdventHealth	11.	Sweetgrass Multi-Family
5.	Hillsborough County EVP	12.	Trout Creek Community Development District
6.	Saddlebrook Landings	13.	Sawmill Branch Roundabout
7	Whiteview Subdivision	14.	Rolling Hills Community Development District

H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS

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

DAVID R. LANDING, PE – CLIENT MANAGER



Mr. Landing is a Senior Civil Engineer with over 27 years' experience in pipelines and trenchless design with experience working on a variety of projects across the United States with a focus on water and wastewater projects in northeast Florida. His design experience includes water and wastewater treatment facilities, pressure and gravity pipelines, civil site design, stormwater design, with emphasis on large diameter pipelines and trenchless installations. His experience in pipeline design includes feasibility studies, design and construction support, design calculations, and drawing production.

ANDREW MANSEN, PE – PROJECT MANAGER



Mr. Mansen is a Civil Engineer with 14 years of experience in civil design. He holds a Bachelor of Science in Civil Engineering from California State University, earned in 2011. Mr. Mansen has contributed to the design, review, and management of numerous public and private site development projects across California and Florida, bringing a solid foundation of technical knowledge and a collaborative approach to every project.

JOSEPH SCHOFIELD, PE – SENIOR CIVIL ENGINEER



Mr. Schofield is a Senior Engineer with over 21 years of experience in civil design and construction oversight. He has contributed design, review, and project management expertise to hundreds of public and private roadway and site development projects across the southeastern United States. Throughout his career, Mr. Schofield has collaborated with numerous state agencies and local municipalities to advance diverse infrastructure initiatives aimed at improving transportation systems nationwide. His extensive experience and commitment to delivering high-quality, community-focused solutions make him a valuable leader on any civil engineering project.

H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS

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

CURT WIMPÉE, PE – SENIOR CIVIL ENGINEER



Mr. Wimpée brings 28 years of experience in municipal engineering, land development, and transportation. His expertise spans a wide range of projects, including localized and regional utility extensions, lift station design, roadway reconstructions for both municipalities and Departments of Transportation, new roadway development, maintenance of traffic (MOT) plans, signage and striping plans, concrete and asphalt pavement design, stormwater management systems, and regional drainage studies. He has also led engineering efforts for residential, mixed-use, and large-scale commercial developments. As Alliant's Principal-in-Charge, Mr. Wimpée is committed to leading project design teams through clear communication, well-defined goals, and ongoing accountability. He also serves as a key liaison between district staff, permitting agencies, and the design team to ensure coordination, efficiency, and successful project delivery.

ADAM OESTMAN, PE – PRODUCTION MANAGER



Mr. Oestman brings over six years of experience in the design and construction of private infrastructure projects. His portfolio includes a wide range of commercial, medical, municipal, and residential developments. He has been involved in all phases of project delivery, including land acquisition, contract review, site assessment, land planning, development cost analysis, scheduling, regulatory approvals, preparation of contract documents, and construction administration. His comprehensive expertise ensures efficient and effective project execution from concept to completion.

ASHLEY RIVERA
GRADUATE LANDSCAPE ARCHITECT



Ms. Rivera is a skilled landscape designer with over three years of experience in land development, specializing in marketing graphics, renderings, planting design, and design standardization. With a natural artistic talent and a strong eye for detail, she creates efficient, sustainable outdoor spaces that foster meaningful connections to nature. Ashley is passionate about blending aesthetic vision with practical functionality to deliver thoughtful, innovative landscape solutions. Her work consistently reflects a commitment to sustainability, user experience, and the success of each project she supports.

H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS

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

CLAYTON WALLEY, L.S., PSM
VP FLORIDA LAND SURVEY



Mr. Walley brings over 25 years of experience in land surveying across multiple states. His expertise includes large-scale boundary and topographic surveys, construction staking, and as-built surveys. Clayton is highly skilled in project management, GPS mission planning and execution, low-altitude UAV data acquisition, and CAD drafting. With a comprehensive understanding of both field and office operations, he plays a critical role in ensuring the accuracy, efficiency, and success of complex surveying projects.

JOE BRINSON, PWS – ENVIRONMENTAL SENIOR PROJECT MANAGER

Mr. Brinson brings over 26 years of experience in environmental consulting, with expertise in wetland permitting, protected species assessments, timber evaluations, greenbelt determinations, and arborist services. As a Senior Environmental Project Manager at ECS, he oversees all phases of environmental project execution, including proposal development, regulatory compliance (including SPEC/NPDES), budgeting, and reporting. His role involves direct client engagement, coordination of field activities, report preparation and review, as well as invoicing and business development. Mr. Brinson's broad technical knowledge and leadership ensure efficient, compliant, and client-focused project delivery.

BRETT H. HARBISON, PE – DIRECTOR OF TRANSPORTATION AND GEOTECHNICAL SERVICES PRINCIPAL ENGINEER

With over 18 years of experience in field operations, laboratory testing, and geotechnical analysis across Florida, Brett leads the complete geotechnical process—from drilling and sampling to laboratory testing and engineering analysis. He has managed geotechnical services for a wide range of Florida Department of Transportation (FDOT) projects, utilizing both Design-Bid-Build and Design-Build delivery methods. As a Certified SmartPile EDC system user, Brett has performed dynamic load testing on numerous pre-stressed, pre-cast concrete driven piles for bridge foundation projects throughout the state.

To fully address the criteria outlined in the RFQ, this supplemental information content further demonstrates Alliant Engineering's Qualifications, expertise, and capacity to perform all anticipated work under contract in the role of District Engineer.

H. ADDITIONAL INFORMATION – LICENSURE & PREQUALIFICATIONS

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

FIRM LICENSURE AND PREQUALIFICATIONS

Alliant is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm's licenses and key staff licenses can be found in **Appendix A.**

FIRM LICENSURE AND PREQUALIFICATIONS

No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers, has ever received prior adverse decision or settlement relating to a violation of ethical standards.

OTSR

- 6.1 – Traffic Engineering Studies
- 6.2 – Traffic Signal Timing
- 6.3.1 – Intelligent Transportation Systems Analysis and Design
- 6.3.2 – Intelligent Transportation Systems Implementation
- 6.3.3 – Intelligent Transportation Traffic Engineering Systems Communications
- 7.3 – Signalization
- 8.1 – Control Surveying
- 8.2 – Design, Right-of-Way, and Construction Surveying
- 8.4 – Right of Way Mapping

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.



November 14, 2025

31. SIGNATURE

32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region

32. NAME AND TITLE

H. ADDITIONAL INFORMATION – CDD EXPERIENCE

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

Alliant's Continued Growth in the Community Development District Segment:

Alliant Engineering, Inc. recognizes that Community Development Districts (CDDs) are special-purpose units of local government established to plan, finance, construct, and maintain public infrastructure within residential communities. These Districts play a vital role in supporting sustainable development and enhancing residents' quality of life.

Over the past several years, Alliant has continued to expand its presence and reputation in the CDD sector, providing dependable engineering services across Florida. Below is a list of communities currently supported by Alliant:

District Name	Location	Year Alliant Became the District Engineer
Tison's Landing	Duval County, Florida	2023
Ridgewood Trails	Clay County, Florida	2024
Oakleaf Town Center (OTC)	Clay County, Florida	2024
Bartram Park	Duval County, Florida	2024
The Trails	Duval County, Florida	2024
CrossCreek	Manatee County, Florida	2025
Glen St. Johns	Duval County, Florida	2025
Eagle Point CDD	Manatee County, Florida	2025

Our growth in this segment began with the successful partnership of Tison's Landing in 2023, where we continue to provide comprehensive general engineering services to support infrastructure planning and development.

Building on this success, Alliant was selected in 2024 to serve several additional districts—expanding our footprint and reinforcing our reputation as a reliable and responsive engineering partner.

In 2025, this positive trajectory continues, as we remain committed to the thoughtful growth and improvement of each community we serve.

Across all engagements, Alliant delivers innovative, cost-effective, and sustainable engineering solutions while consistently exceeding client expectations. We are proud of the relationships we've built and look forward to supporting the ongoing success of these districts through collaborative planning and quality engineering.

VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT: Alliant Engineering, Inc. has not previously performed work for this district.

H. ADDITIONAL INFORMATION

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

COMPREHENSIVE EXPERTISE AND PROVEN COMMITTMENT

Alliant Engineering, Inc. delivers professional design and project management services across a broad spectrum of disciplines, including municipal infrastructure, land development, transportation, traffic engineering, landscape architecture, and surveying. Our foundation is a diverse, multidisciplinary team of talendted professionals dedicated to delivering high-quality design, management, and construction services.

Founded in 1995, Alliant brings over 30 years of experience serving both public and private clients. Our collaborative, integrated management approach enables us to efficiently execute projects while maintaining an exceptional level of quality. We consistently add value by pairing unmatched civil engineering expertise with innovated, forward-thinking solutions.

In addition to our technical qualifications, we possess a deep understanding of the infrastructure challenges faced by smaller communities. The key staff proposed for this project are recognized experts in their fields and are well equipped to provide the ongoing engineering services required of a District Engineer.

Key Program – Level Roles: To ensure the successful delivery of services, Alliant provides structured program leadership supported by the following critical roles:

- Client Manager / Project Lead: Responsible for assembling tailored project teams, providing overall project insight, and serving as the primary point of contact for the District. David R. Landing, PE has been selected as Client Manger due to his 28 years of experience and deep understanding of Community Development District (CDD) project dynamics. David will attend district meetings (when necessary) and oversee both construction and engineering services.

- Quality Management Oversight: David will also ensure all team members are fully trained in Alliant's Quality Management Process and that these protocols are rigorously applied across all individual projects.

- Project Manager: Tasked with assigning appropriate team members to individual work orders and ensuring consistency in formatting, deliverables, and technical standards across all projects. This role also serves as a key technical resource for the entire project team.

Our team is structured for agility and accountability, enabling us to execute work orders efficiently while ensuring high-quality, on-time delivery.



David R. Landing, PE

Client Manager



Andrew Mansen, PE

Project Manager

H. ADDITIONAL INFORMATION

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

Wide Range of Consulting Services

Spanning all facets of planning, design, and construction, Alliant's diverse team of experts maximize value for both public and private clients and partners. Our services include:



CIVIL ENGINEERING



LAND SURVEY



INTELLIGENT TRANSPORTATION SYSTEMS



LANDSCAPE ARCHITECTURE



TRAFFIC ENGINEERING



TRANSPORTATION PLANNING



WATER RESOURCES



ROADWAY DESIGN



ALTERNATE DELIVERY



H. ADDITIONAL INFORMATION

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

RECENT, CURRENT, AND PROJECTED WORKLOADS

Alliant is dedicated to client satisfaction which means we must honor schedule commitments. To that end, we regularly assess our workload and plan for growth by keeping our staff level above our immediate needs. This enables us to keep quality and responsiveness at the highest level. **David R. Landing, PE** can allocate the support staff and resources to easily meet any schedule. A project schedule will be developed at the onset of each opportunity received from the district. That schedule will be developed by working in concert with the major stakeholders. The appropriate Alliant team members will then be assigned responsibilities and deadlines to produce deliverables. We will work with district staff for a full understanding of the scope and expectations so we can provide a service that exceeds expectations.

Alliant project managers meet each week to discuss current workload and staffing needs. We maintain a high-level project design schedule that tracks the expected level of project commitments per month compared to the available staffing. At our project manager meetings, we discuss project specific needs and upcoming deadlines to determine if the current staffing is appropriate or if changes will be required to ensure that schedules are met.

Exhibit 2 below illustrates the estimated time allotment that each of the key members can contribute now. These percentages will fluctuate from week to week based on external influences, but resources will be concentrated when needed to complete specific tasks or address project needs as critical items dictate.

CONSULTANT'S PAST EXPERIENCE AND PERFORMANCE

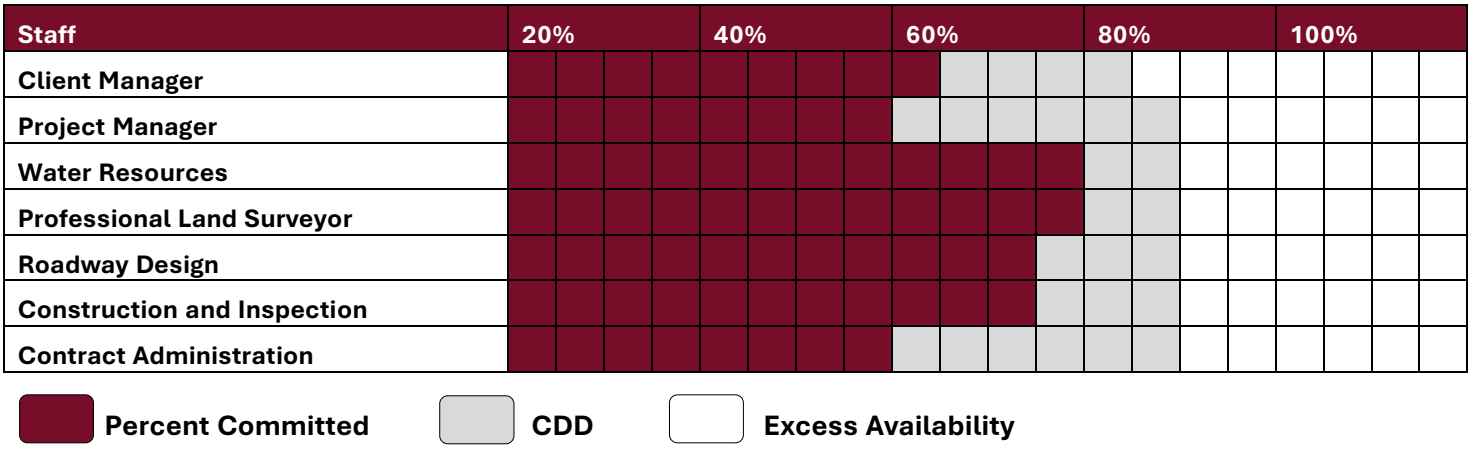
The Alliant team has the experience and expertise required to provide high quality professional services to the district. We would be honored and excited to work with you on future projects as we have with several municipalities in the past including the following:

Alliant has been serving the southeast region from our Jacksonville, Florida office since 2015. During that time, we have partnered with cities throughout Florida to address civil engineering needs through on-going contracts. Curt Wimpée, PE is Alliant's Southeast Regional Manager with over 26 years of experience.

In 2017, Alliant was selected to provide city wide civil engineering services for the City of Bunnell, FL. From the onset of services, Alliant has worked with the city to obtain over 2.5 million dollars in grant funding to develop their reclaim watermain infrastructure, alleviate stormwater flooding in low lying areas and cast in place (CIPP) lining of their gravity sewer infrastructure. Alliant has worked diligently to provide excellent service to the City's staff during the design and construction administration of these projects. These efforts have earned trust and confidence leading to the City's election as their City Engineer and City Surveyor respectively. We continue to consult with the city on a daily / weekly basis to support their ongoing engineering and surveying needs.

That same year, Alliant was selected to provide Professional Engineering Services to St. Johns County, FL. Alliant is currently working with staff to target their specific project needs.

Exhibit 2 – Projected Schedule



To fully address the criteria outlined in the RFQ, this supplemental information content further demonstrates Alliant Engineering's Qualifications, expertise, and capacity to perform all anticipated work under contract in the role of District Engineer.

H. ADDITIONAL INFORMATION

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

ARCHITECT-ENGINEER QUALIFICATIONS	SOLICITATION NUMBER *(if any)*

PART II – GENERAL QUALIFICATIONS
(if a firm has branch offices complete for each specific branch office seeking work.)

Alliant Engineering, Inc.	YEAR ESTABLISHED 1995	YEAR ESTABLISHED 41-1818046
10475 Fortune Parkway, Suite 101	OWNERSHIP	
Jacksonville, Florida 32256	TYPE Corporation	
David R. Landing, PE, Client Manager	SMALL BUSINESS STATUS N/A	
(904) 513-3218 / dlanding@alliant-inc.com	NAME OF FIRM Alliant Engineering, Inc.	

EMPLOYEES BY DISCIPLINE

PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

Function Code	Discipline	Number of Employees: Firm	Number of Employees: Branch	Profile Code	Experience	Revenue Index Number
02	Administrative	18	3	E10	Environmental & Natural Resource Map	4
08	CAD Technician	12	2	H07	Highways	8
12	Civil Engineer	55	9	H11	Housing	7
15	Construction Inspection	5	0	104	ITS	4
16	Construction Manager	1	0	L03	Landscape Architecture	6
23	Environmental Scientist	2	0	P05	Planning	5
38	Land Surveyor	21	21	S09	Structural Design	4
39	Landscape Architect	6	1	S10	Surveying	7
47	Planner	2	0	T03	Traffic & Transportation Engineering	7
57	Structural Engineer	2	0			
60	Transportation Engineer	61	1			
62	Water Resources Engineer	3	0			
	TOTAL:	**188**	**37**			

ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number as shown at right)

a. Federal Work	1
b. Non-Federal Work	9
c. Total Work	**9**

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

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

33. SIGNATURE

November 14, 2025
32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region
34. NAME AND TITLE

H. ADDITIONAL INFORMATION

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

ARCHITECT-ENGINEER QUALIFICATIONS	SOLICITATION NUMBER *(if any)*

PART II – GENERAL QUALIFICATIONS

(if a firm has branch offices complete for each specific branch office seeking work.)

Meskel & Associates Engineering, PLLC	YEAR ESTABLISHED 2008	YEAR ESTABLISHED DVZYP4E9Q3L8
3728 Philips Highway, Suite 208	OWNERSHIP	
Jacksonville, Florida 32207	TYPE S-Corporation	
Antoinette D. Meskel, PE, President, Principal Engineer	SMALL BUSINESS STATUS WOSB, SB, DBE: NAICS 541330, 541380, 541920	
(904) 519-6990 / tina@meskelengineering.com	NAME OF FIRM	

EMPLOYEES BY DISCIPLINE

PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

Function Code	Discipline	Number of Employees: Firm	Number of Employees: Branch	Profile Code	Experience	Revenue Index Number
02	Administrative	6		E02	Education Facilities, Classrooms	0.5
08	CAD Technician	1		E09	Environmental Impact Studies & Assessments	0.5
15	Construction Inspector	5		E12	Environmental Remediation	0.5
27/55	Foundation/Geotechnical Engineer	7		E13	Environmental Testing & Analysis	0.5
30	Geologist	1		H07	Highways, Streets, Airfield Paving, & Parking Lots	3
48	Project Engineers	5		O01	Office Buildings & Industrial Parks	0.5
58	Technician/Analyst	6		P12	Power Generation, Transmission, & Distribution	0.5
	Engineering Intern	2		R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5
	Drillers	8		S04	Sewage Collection, Treatment & Disposal	1
				S05	Soils, Geotechnical Studies, & Foundations	4
				S07	Solid Wastes, Incineration, Landfill	1
				T02	Testing & Inspection Services	3
				W02	Water Resources, Hydrology, Ground Water	1
	TOTAL:	**41**		W03	Water Supply, Treatment & Distribution	2

ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number as shown at right)

d. Federal Work	4
2. Non-Federal Work	7
3. Total Work	**7**

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

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



November 14, 2025

35. SIGNATURE — 32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region

36. NAME AND TITLE

H. ADDITIONAL INFORMATION

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

ARCHITECT-ENGINEER QUALIFICATIONS	SOLICITATION NUMBER *(if any)*

PART II – GENERAL QUALIFICATIONS

(if a firm has branch offices complete for each specific branch office seeking work.)

ECS Florida, LLC		YEAR ESTABLISHED 2017	YEAR ESTABLISHED MNVJKQ85HFG3
11554 Davis Creek Court		OWNERSHIP	
Jacksonville, Florida 32256		TYPE Limited Liability Company	
Rey Ruiz, PE, SI – Branch Manager		SMALL BUSINESS STATUS N/A	
(904) 519-6990	tina@meskelengineering.com	NAME OF FIRM ECS Florida, LLC	

EMPLOYEES BY DISCIPLINE

PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	33	6	H11	Housing (Residential, Multi-Family, Apts., Condos)	8
06	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7
08	CAD Technician	1		E09	Environmental Impact Studies, Assessments	7
	Construction Materials Manager	10	3	T02	Testing & Inspection Services	6
	Drillers	29	10	C10	Commercial Buildings (low rise), Shopping Centers	6
24	Environmental Scientist	19	4	W01	Warehouses & Depots	5
	Environmental Technician	2		S05	Soils & Geologic Studies, Foundations	4
	Field Technicians	94	17	H10	Hotels, Motels	4
30	Geologist	6	2	O01	Office Buildings, Industrial Parks	4
	Hydrologist			101	Industrial Buildings, Manufacturing Plants	4
36	Industrial Hygiene			E02	Schools & Universities	4
	Lab Technician	14	4	A06	Airports, Terminals & Hangers, Freight Handling	4
	Professional Engineer	25	6	H09	Hospitals & Medical Facilities	4
48	Project Manager	59	25	P02	Petroleum & Fuel (Storage & Distribution)	3
	Soils Engineer			R02	Recreation Facilities (Parks, Marinas, Etc.)	3
				D07	Dining Halls, Clubs, Restaurants	3
				E12	Environmental Remediation	3
				S13	Stormwater Handling & Facilities	3
				H06	Highrise, Air-Rights-Type Buildings	3
				W03	Water Supply, Treatment & Distribution	3
	TOTAL:	**294**	**77**			

ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number as shown at right)

e. Federal Work	3
f. Non-Federal Work	9
g. Total Work	**9**

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. 2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

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

37. SIGNATURE

November 14, 2025

32. DATE

Curt Wimpee, PE / Principal, VP Southeast Region

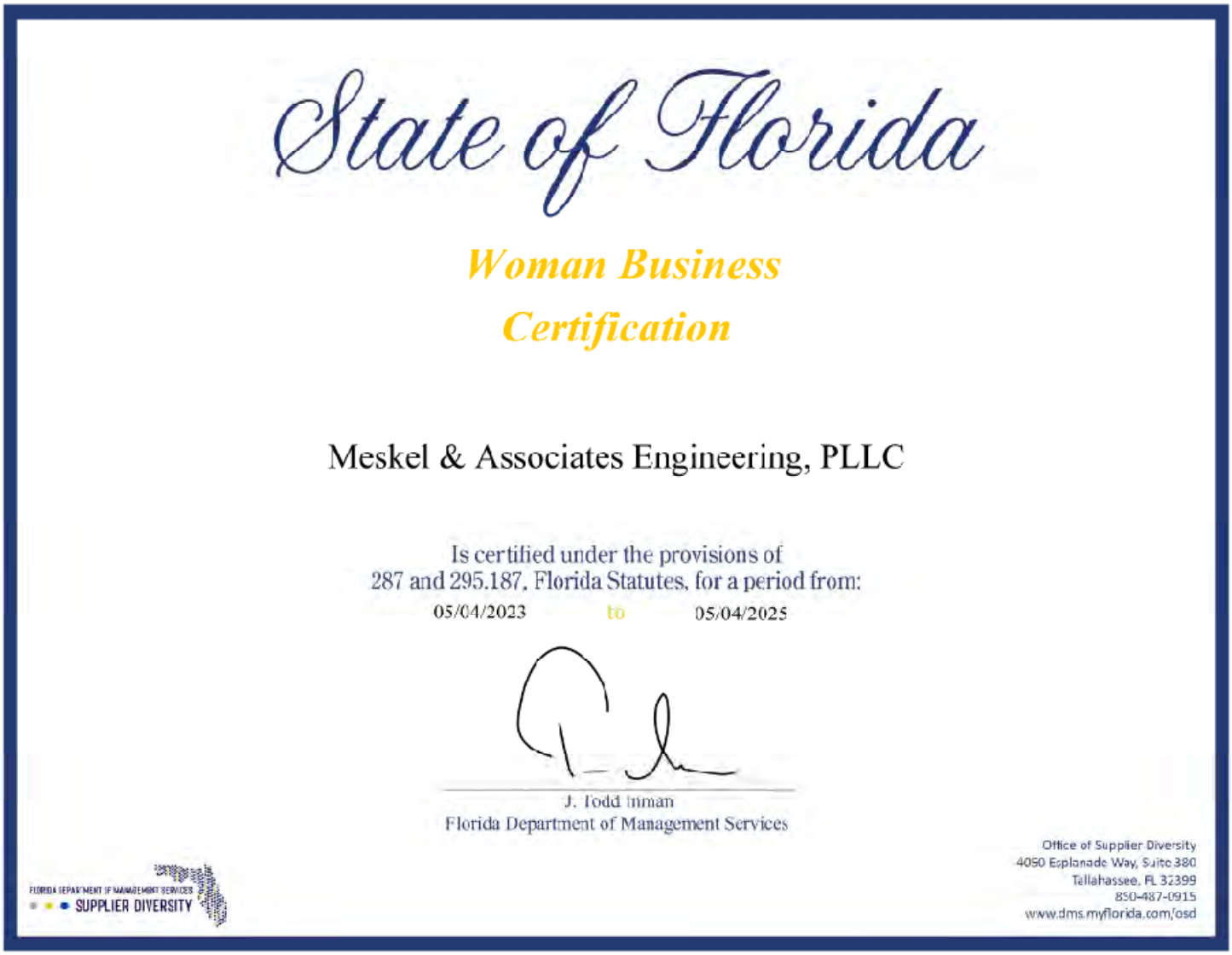
38. NAME AND TITLE

APPENDIX A
FORMS, LICENSES, AND CERTIFICATIONS

ALLIANT ENGINEERING, INC.

November 14, 2025





State of Florida

Woman Business

Certification

Meskel & Associates Engineering, PLLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
05/04/2023 to 05/04/2025

J. Todd Inman
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DIVERSITY

Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd



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Melanie S. Griffin, Secretary
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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

LANDING, DAVID REED
3072 GOLDEN POND BLVD
ORANGE PARK FL 32073

LICENSE NUMBER: PE80483
EXPIRATION DATE: FEBRUARY 28, 2027
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MANSEN, ANDREW MORGAN
4575 GOLF BROOK ROAD
ORANGE PARK FL 32065

LICENSE NUMBER: PE91277
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BOARD OF PROFESSIONAL ENGINEERS

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WIMPEE, CURTIS MARCEL
11410 WILDECROFT TERRACE
JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764
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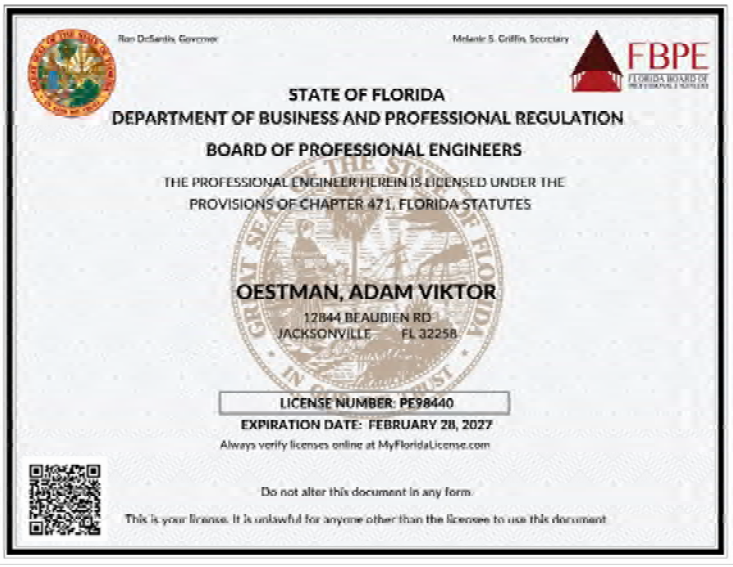
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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SCHOFIELD, JOSEPH RYAN
10475 FORTUNE PKWY.
SUITE 101
JACKSONVILLE FL 32256

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BOARD OF PROFESSIONAL ENGINEERS

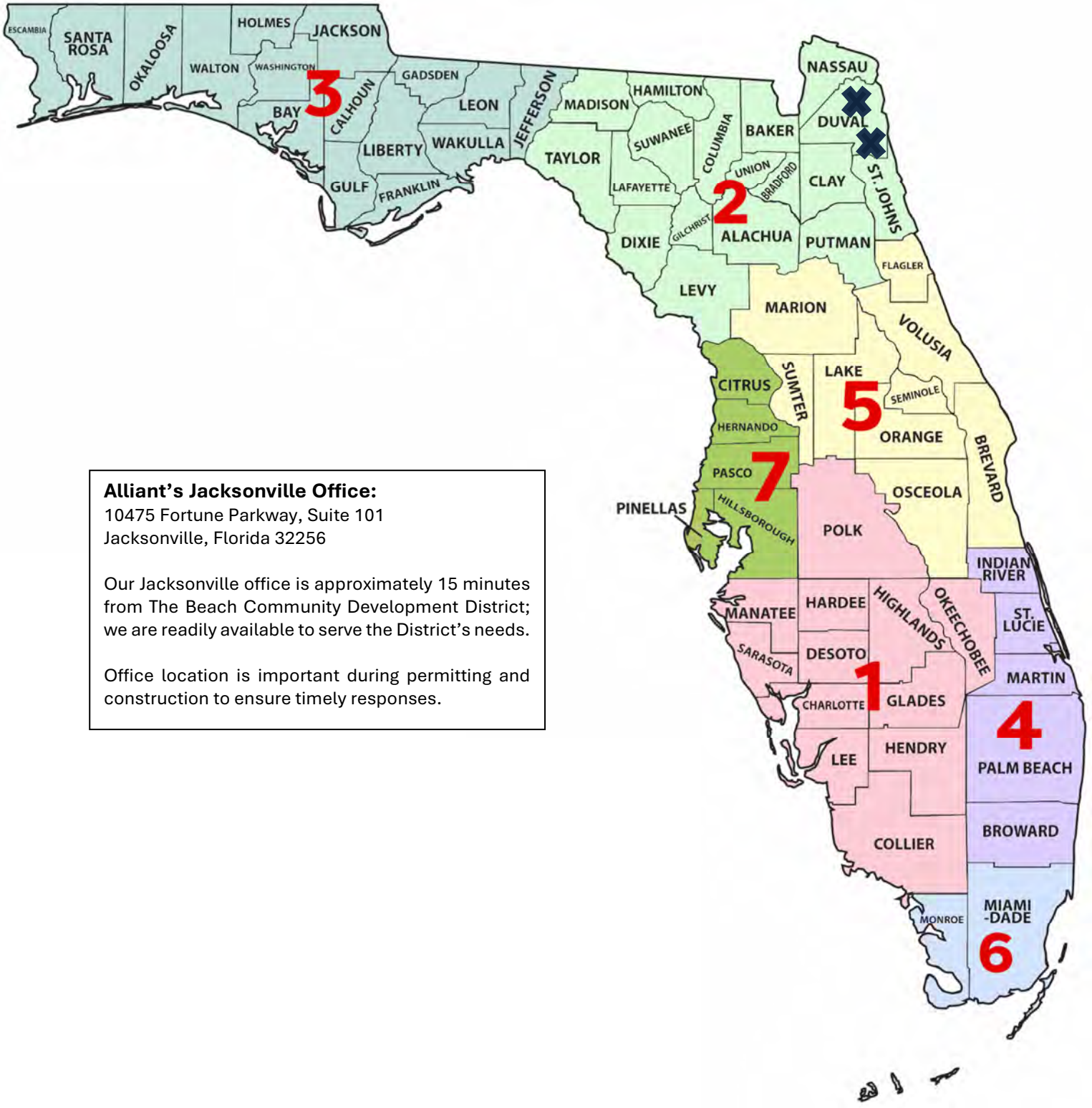
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

OESTMAN, ADAM VIKTOR
12844 BEAUDIEN RD
JACKSONVILLE FL 32258

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Exhibit 3 – Location Map



Alliant's Jacksonville Office:
10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256

Our Jacksonville office is approximately 15 minutes from The Beach Community Development District; we are readily available to serve the District's needs.

Office location is important during permitting and construction to ensure timely responses.

EXHIBIT 4



Serving. Leading. Solving.™

BEACH COMMUNITY DEVELOPMENT DISTRICT

Statement of Qualifications for District Engineering Services

November 14, 2025

BGE 50 YEARS

November 14, 2025

Mr. David McInnes, District Manager
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32725

Re: Statement of Qualifications for District Engineering Services

Dear Mr. McInnes,

BGE, Inc. (BGE), is pleased to present this statement of qualifications to be considered to serve as District Engineer for Beach Community Development District (CDD).

Five decades after we were founded in 1975 in Houston as a special district (municipal utility district) and land development firm, special districts continue to be a core area of our practice. We continue to pride ourselves on being a firm that has extensive experience successfully serving districts like yours.

Our corporate philosophy is built around responsiveness and commitment to our clients. You can be assured that we will provide you with professional engineering solutions in a timely manner and within budget. Your District will receive the personal attention it deserves and needs from a staff of experienced professionals.

Jenny Urcan, PE, will be your Lead District Engineer. She has 20 years of engineering experience, including five years as a well-respected District Engineer in the local CDD community. Her knowledge and application of practical solutions will be an asset to your District.

Our Assistant District Engineer, **Chris Ralph, PE**, has 25 years of experience and will manage the day-to-day activities related to neighborhood issues as they arise. He has outstanding technical abilities and is very familiar with resolving issues affecting CDDs.

In particular, we believe the following qualifications are particularly important:

- I believe that being responsive and available are key elements of a strong partnership with the District.
- We currently serve as the District Engineer for more than 110 districts, including 18 districts for over a decade and six districts for more than 25 years. BGE team members, including Phillip Chang, have worked with Vesta District Services at another CDD, and I have served as a District Engineer for two large local CDDs for more than five years before joining BGE.

The BGE team has worked with the following CDD's in the greater Jacksonville area and throughout Florida:

- Fleming Island CDD
- Heritage Park CDD
- South Village CDD
- Watergrass I CDD
- LaCollina CDD
- Oaks at Shady Creek CDD
- Shell Point CDD
- Longleaf CDD
- Cordoba Ranch CDD
- Timber Creek CDD
- Summit at Fern Hill CDD
- Park Place CDD
- Concord Station CDD
- Long Lake Ranch CDD
- Water's Edge CDD
- Starkey Ranch/TSR CDD
- Cypress Preserve CDD
- Suncoast CDD
- Cory Lakes CDD
- Terra Bella CDD
- Spring Lake CDD
- Wynnmere East CDD

- We currently serve as consulting engineers for two local Homeowners Associations (HOA), advising them on solutions to their erosion issues and helping them gain and maintain compliance with their state Environmental Resource Permits. In addition, we recently received the highest evaluation score from the District Engineer for Alta Lakes CDD in Jacksonville, Florida, and we are now in the final stages of contract negotiations to begin work with them.
- We offer integrated design, construction, and project management expertise utilizing our in-house experts in public works, survey, geographical information systems (GIS), landscape architecture, and quality assurance/quality control processes. By using our "One Team" approach, we bring together the benefits of extensive technical expertise, high-quality solutions, and accessible personal service.
- We are committed to making ourselves available whenever and wherever to answer questions and to provide information from which our clients can make informed decisions.

Thank you for giving us the opportunity to present our qualifications and for your thoughtful consideration. We want to be your District Engineer and pledge to do whatever it takes to provide responsive, responsible, and reliable service that are within your budget requirements.

Please do not hesitate to contact me should you have any questions during your review of our proposal.

Sincerely,



Jenny Urcan, PE
District Engineer

CONTENTS

SECTION A

ABILITY OF PROFESSIONAL PERSONNEL 1

SECTION B

CONSULTANTS PAST PERFORMANCE 13

SECTION C

GEOGRAPHIC LOCATION 16

SECTION D

TIME AND BUDGET 17

SECTION E

WORKLOAD 18

SECTION F

PREVIOUSLY AWARDED WORK AND
CERTIFIED MINORITY BUSINESS ENTERPRISE 19

APPENDIX

SF330 20







SECTION A

Ability of Professional Personnel Project Team

QUALIFICATIONS

At BGE, we offer a complete range of civil engineering and construction services across the southeast United States. The wide-ranging nature of our capabilities ensures that, whatever the project, we have the skills and knowledge to realize our clients' goals. We aim for excellence in design and construction matched by the highest standards of management and technical skills.

BGE is ranked #110 in the Top 500 Design Firms in the country by ***Engineering News-Record.***

Founded on integrity and a commitment to exceptional client service, our approach has resulted in long-term client relationships. In fact, we have numerous client relationships that have lasted more than 30 years.

BGE is organized as a privately owned corporation with 55 shareholder partners. Lee C. Lennard, PE, F. SAME, serves as President and CEO. Our staff of 1,000 employees enable BGE to excel in the following services:

Community Development District Services

- Stormwater infrastructure assessments
- Pond inspections
- Americans with Disabilites Act (ADA) facility compliance assessments
- Traffic sign and pavement marking condition reports
- Asphalt and concrete condition assessments
- Construction phase observation and assistance
- Engineer's Reports
- Rehabilitation infrastructure
- Bond issuance assistance
- Asset management
- Capital improvement planning
- Drainage, hydraulics, and hydrology
- GIS Asset Management Systems

Surveying

- Topographic and boundary
- Construction staking
- Right-of-way (ROW) mapping
- GPS control/real-time surveying

Utility District Services

- Water supply and distribution
- Water treatment
- Wastewater collection and treatment
- NPDES permitting
- Structural engineering and inspection
- Electrical engineering and SCADA Systems
- Lead and copper rule compliance
- Alternative capacity requirement reports for water plant facilities
- Regulatory agency coordination and consultation
- Hydraulic modeling

Land Development

- Large master-planned community developments
- Single-family housing
- Streets, utilities, and drainage
- Feasibility studies
- Golf course grading and drainage

Site Development

- Multi-family housing, retail, educational, healthcare and churches
- Parks and hike and bike trails
- Commercial and industrial
- Feasibility studies
- LEED and low impact designs

Construction Services

- Construction management
- Project/Owner representation
- Tank inspection services
- Cathodic protection services
- Unmanned Aerial Vehicle (UAV) inspection and photography

Environmental Services

- Stormwater quality and SWPPP
- Environmental documents
- Wetland delineation
- Section 404, Section 10 permits

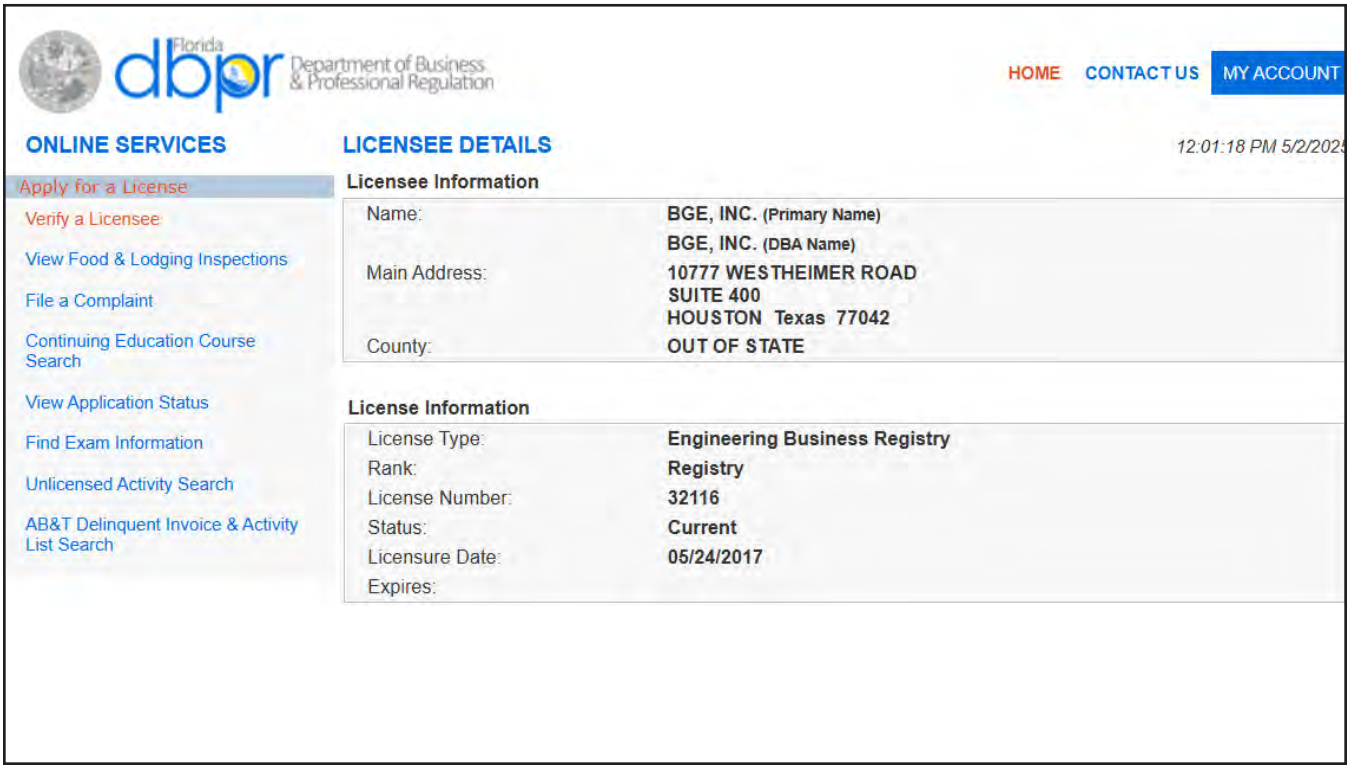
Transportation

- Streets, roadways, highways, and freeways
- Toll roads
- Bridges

Traffic Engineering

- Signal and ITS systems
- Traffic synchronization
- Signing and markings
- Feasibility studies
- Thoroughfare planning
- Traffic impact analysis
- Intersection analysis
- Intersection design

BGE AND TEAM LICENSES



Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

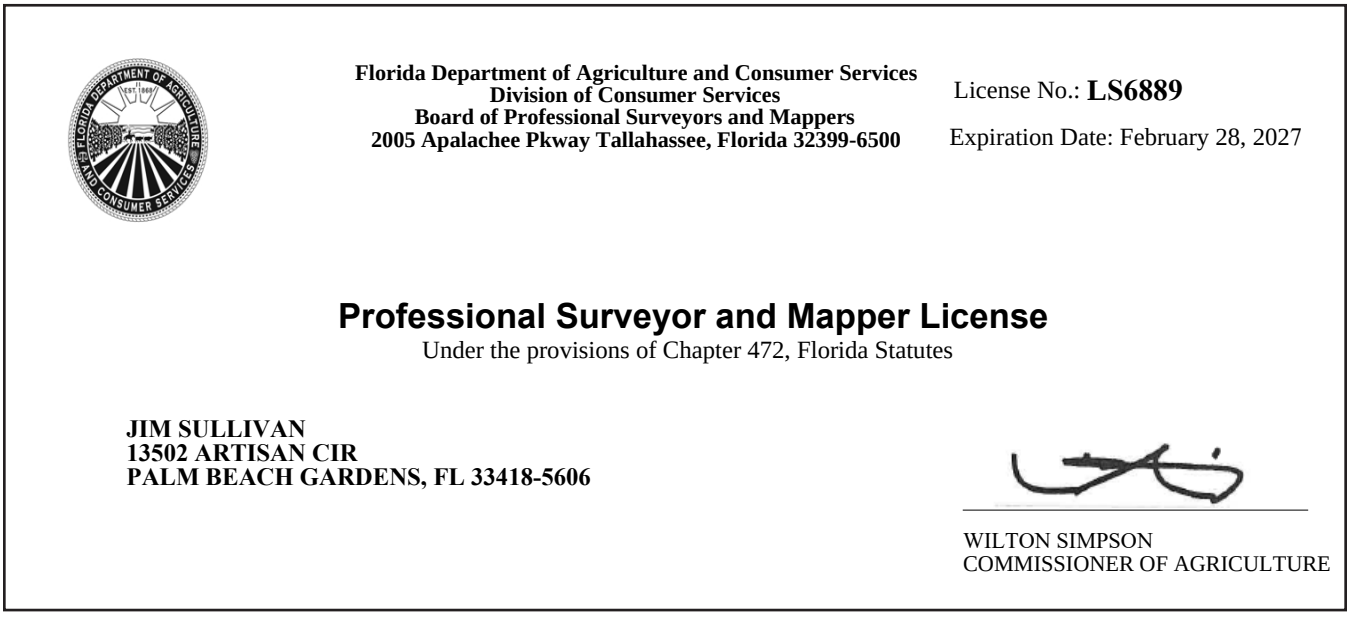
12:01:18 PM 5/2/202

Licensee Information

Name:	BGE, INC. (Primary Name)
	BGE, INC. (DBA Name)
Main Address:	10777 WESTHEIMER ROAD SUITE 400 HOUSTON Texas 77042
County:	OUT OF STATE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	32116
Status:	Current
Licensure Date:	05/24/2017
Expires:	



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.: **LS6889**

Expiration Date: February 28, 2027

Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

JIM SULLIVAN
13502 ARTISAN CIR
PALM BEACH GARDENS, FL 33418-5606

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE



Ron DeSantis, Governor
Melanie S. Griffin, Secretary
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

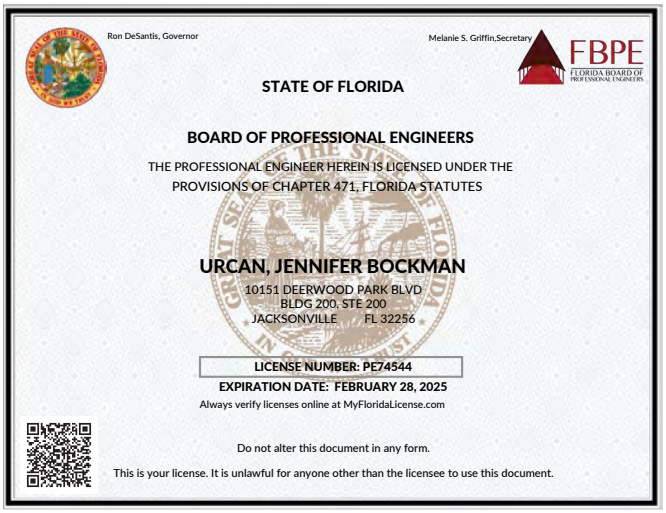
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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

CHANG, PHILIP
3357 COONTIE COURT
NEW PORT RICHEY FL 34655

LICENSE NUMBER: PE57410
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor
Melanie S. Griffin, Secretary
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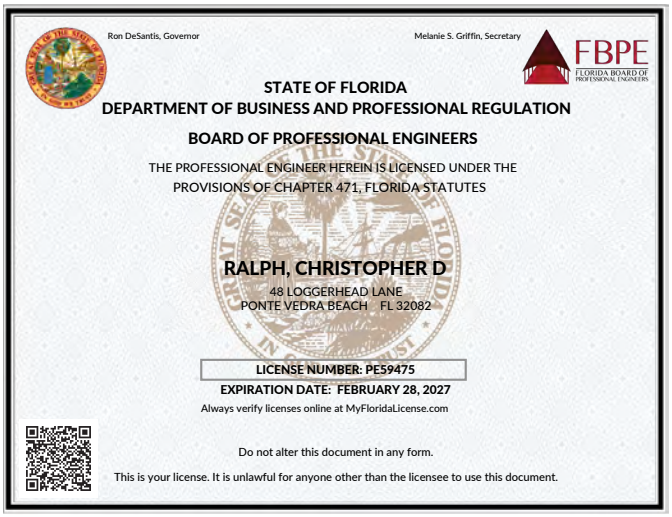
STATE OF FLORIDA
BOARD OF PROFESSIONAL ENGINEERS

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URCAN, JENNIFER BOCKMAN
10151 DEERWOOD PARK BLVD
BLDG 200, STE 200
JACKSONVILLE FL 32256

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

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RALPH, CHRISTOPHER D
48 LOGGERHEAD LANE
PONTE VEDRA BEACH FL 32082

LICENSE NUMBER: PE59475
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor
Melanie S. Griffin, Secretary
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

TETRO, MEGAN MILLER
5426 BAY CENTER DRIVE
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TAMPA FL 33609

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EXPIRATION DATE: FEBRUARY 28, 2027
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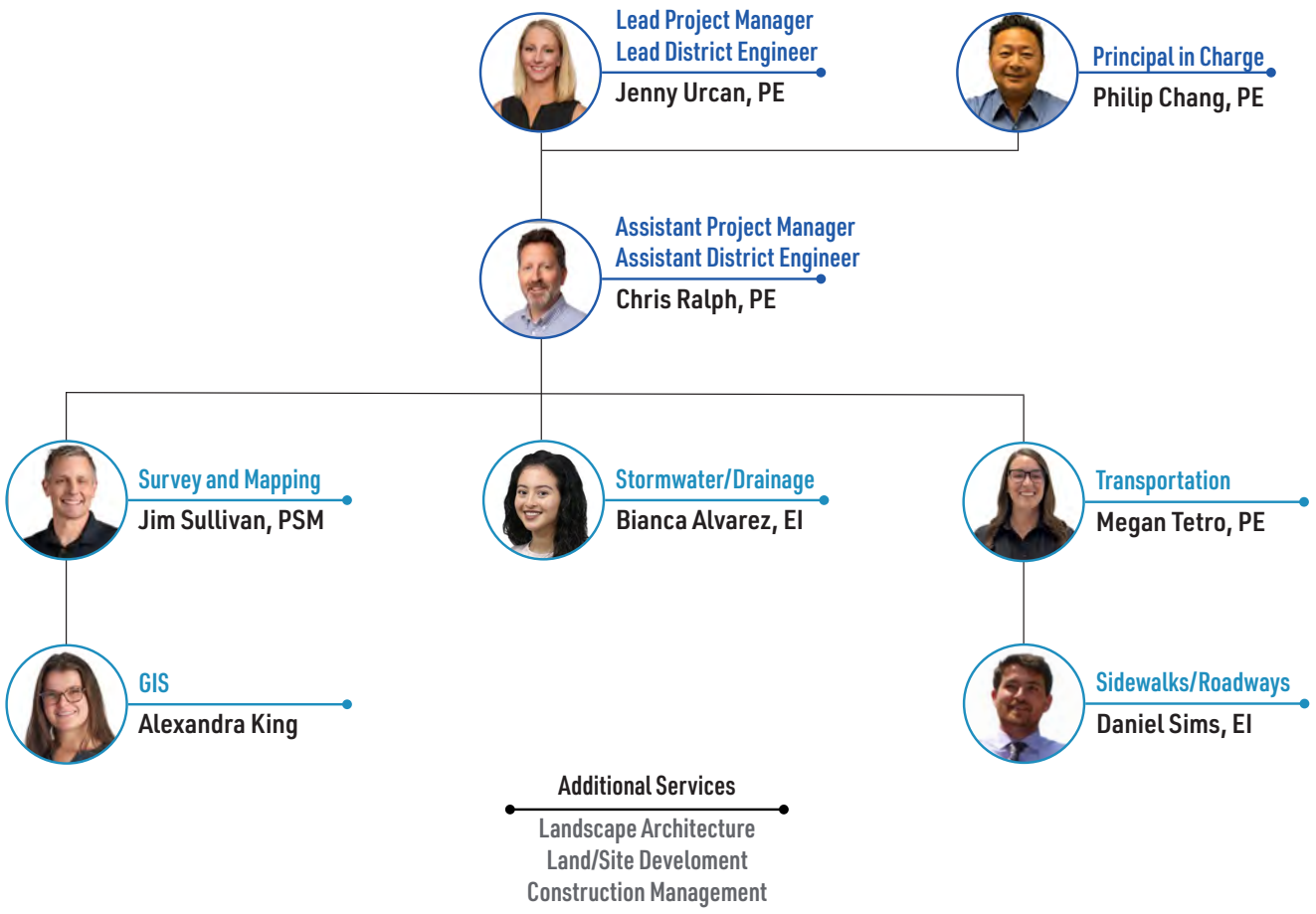
ORGANIZATIONAL CHART

At BGE, we understand the role of the District Engineer. We provide insight and expertise to allow you to make informed decisions. We will do so by communicating frequently with the District Manager and the Field Manager to reduce surprises.

Jenny Urcan, PE, will be your Lead District Engineer. She has 20 years of engineering experience including five years as a well-respected District Engineer. She oversees our CDD program in the Jacksonville BGE office and has worked with several CDDs nearby, including Fleming Island Plantation and Heritage Park CDDs.

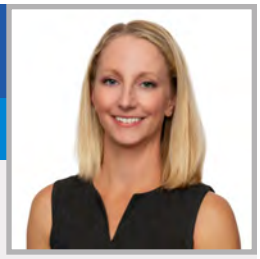
Chris Ralph, PE, has 25 years of experience and will be your Assistant District Engineer. He will manage the day-to-day activities related to neighborhood issues as they arise. He has significant experience resolving drainage issues, ADA and safety concerns, and managing local clients.

BEACH COMMUNITY DEVELOPMENT DISTRICT



JENNY URCAN, PE

Lead Project Manager and Lead District Engineer



BIOGRAPHY

Jenny has 20 years of civil engineer/land development, including over five years as a District Engineer for CDDs in the northeast Florida area. Her experience is vast in the pre-design and post-development of master planned communities. She is especially adept to creative solutions for challenging projects, project management, stormwater management, erosion control resolutions, and ADA compliance.

LICENSES/REGISTRATIONS

Florida PE No. 74544

EDUCATION

BS, Civil Engineering,
University of Florida

CONTACT INFORMATION

10151 Deerwood Park Boulevard
Building 200, Suite 200
Jacksonville, Florida 32256

O: 904.990.8383
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jurcan@bgeinc.com

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Fleming Island Plantation Community Development District • Fleming Island, Florida

Jenny was the District Engineer for this community in the Fleming Island area of Clay County for four years. Her projects included stormwater facility assessments, infrastructure repair bidding and coordination with contractors, design improvements to several stormwater management pond structures that had failed, addressed homeowner concerns, drainage and roadway improvements, sidewalk condition assessments, erosion assessments and erosion issue solutions, attended monthly CDD board meetings, and prepared the public facilities report.

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

Heritage Park Community Development District • St. Augustine, Florida

Jenny was the District Engineer for this CDD in St. Augustine, Florida for over five years. As District Engineer, she provided compliance inspections, addressed homeowner concerns, created CDD land ownership maps, assisted with CDD owned land donations to the HOA, prepared engineer's reports for bond refinancing, attended monthly CDD board meetings, prepared the public facilities report, and provided practical solutions to all the issues that arose in this community.

ATLANTIC BEACH COUNTRY CLUB HOMEOWNERS ASSOCIATION

Atlantic Beach Country Club Homeowners Association • Atlantic Beach, Florida

Jenny was the Consulting Engineer for the Atlantic Beach Country Club HOA. She was hired to inspect their stormwater ponds for compliance with their environmental resource permit. Issues addressed included erosion around the banks and homeowner encroachment into the HOA's easement. She provided reasonable solutions to bring the HOA into compliance and provided guidance on regular maintenance requirements.

SPINNAKERS REACH CONDO 1 HOMEOWNERS ASSOCIATION

Spinnakers Reach Condo 1 Homeowners Association • Ponte Vedra Beach, Florida

Jenny currently serves as the HOA's consulting engineer for this established oceanfront condominium development. Her responsibilities include ADA compliance, safety reviews and proposed solutions, erosion control design and repair solutions, environmental resource permit compliance inspections and proposed solutions, and construction bidding and management. She also provides guidance on regular maintenance of their stormwater system to avoid future compliance and flooding issues and maintain the system with less overall costs.

CHRIS RALPH, PE

Assistant Project Manager and Assistant District Engineer



BIOGRAPHY

Chris Ralph is a registered Professional Engineer with over 25 years of experience with the U.S. Army Corps of Engineers and with private sector consulting firms. His expertise in civil engineering and land development design includes federal, commercial, residential, municipal, industrial, and mixed-use projects.

LICENSES/REGISTRATIONS

Florida PE No. 59475

EDUCATION

BS, Civil Engineering, Clarkson University

BA, Physics, State University of New York, College at Potsdam

MS, Civil Engineering, Florida Institute of Technology

CONTACT INFORMATION

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Jacksonville, Florida 32256

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cralph@bgeinc.com

SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT

South Village Community Development District • Clay County, Florida

Chris was a Project Engineer for continued engineering services for the South Village CDD associated with Eagle Landing at Oakleaf Plantation. Chris attended monthly board meetings, provided engineering services for the CDD, and prepared the public facilities report.

PLUMMER ROAD SUBDIVISION

Plummer Road Subdivision • Jacksonville, Florida

Chris was the Engineer of Record and Project Manager for a 100-lot subdivision on the north side of Jacksonville. His responsibilities included the design of stormwater management, utilities, and roadways, and lot grading. He prepared applications, responded to requests for additional information, and received permits from the City of Jacksonville, St. Johns River Water Management District, and Jacksonville Electric Authority. He also managed the BGE design team, which consisted of surveyors, civil engineers, transportation engineers, and landscape architects.

BLANDING BOULEVARD DRAINAGE REVIEW AND INSPECTION

Blanding Boulevard Drainage Review and Inspection • Jacksonville, Florida

Chris served as the Project manager for the evaluation of the drainage system and roadway grading for a commercial site on Blanding Boulevard in Duval County. The study included field review of the three driveways connections to Blanding Boulevard and State Road 21 and review of the grading of State Road 21 adjacent to the property. The report included recommendations for grading remediation to alleviate flooding issues along with estimated construction costs.

GRAND RESERVE EAST

Grand Reserve East • Palm Coast, Florida

Chris provided professional engineering review and value engineering for the design of a residential 217 lot single family subdivision with associated utilities and stormwater for the Grand Reserve East project located in Palm Coast, Florida.

PHILIP CHANG, PE

Principal in Charge



BIOGRAPHY

Philip has 31 years of experience focusing on civil engineering/public works, including 14 years as a District Engineer for CDDs in the Tampa Bay area. His specialty is providing practical solutions to unique project challenges. His strengths include responsiveness, reliability, communication, safety, project management, transportation safety, stormwater management, and ADA compliance.

LICENSES/REGISTRATIONS

Florida PE No. 57410

Virginia PE No. 0402041539

EDUCATION

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CONTACT INFORMATION

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C: 727.534.4852

pchang@bgeinc.com

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

Terra Bella Community Development District • Land O'Lakes, Florida

Philip has been the District Engineer for this community in the Land O'Lakes area of Pasco County for almost 10 years. His projects included a regulatory sign assessment, traffic calming analyses, drainage androadway improvements, sidewalk condition assessments, infrastructure repair bidding, and coordination with contractors.

LONGLEAF COMMUNITY DEVELOPMENT DISTRICT

Longleaf Community Development District • New Port Richey, Florida

Philip has been the District Engineer for this CDD in the New Port Richey area of Pasco County for 14 years. As District Engineer, he provided design improvements to several stormwater management pond outfall structures that had failed, improved stormwater conveyance in the existing storm pipe system, completed regular ADA sidewalk assessments, provided guidance with regards to pavement repairs, completed pond inspections, prepared engineer's reports for bond issuance and provided practical solutions to all the issues that arose in this Traditional Neighborhood Development community.

STARKEY RANCH (TSR) COMMUNITY DEVELOPMENT DISTRICT

TSR Community Development District • Odessa, Florida

As District Engineer, Philip assisted the community with pond inspections for Southwest Florida Water Management District certification, sidewalk and ADA assessments, CDD infrastructure repair coordination, transportation (maintenance of traffic) assistance, water use permitting assistance, contractor coordination as well ROW and CDD parcel verification. Philip also provided assistance and coordination to the Operations Manager as needed (in-person and via Teams).

FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT

Forest Creek Community Development District • Parrish, Florida

As District Engineer for this CDD in Manatee County, Philip provided professional services related to the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids/quotes, contractor coordination, construction observation, and other miscellaneous professional services. He also communicated monthly with the Board Chair, providing updates on projects and other ongoing tasks as needed.

BIANCA ALVAREZ, EI

Stormwater/Drainage



BIOGRAPHY

Bianca has 2.5 years of experience, all with BGE, as a certified EI working on civil design and land development projects. She has expertise in the permitting process, due diligence, stormwater design, potable water, and wastewater system design.

EDUCATION

BS, Civil Engineering
University of Florida

CONTACT INFORMATION

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Jacksonville, Florida 32256

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balvarez@bgeinc.com

IMESON PORT CENTER PHASE 1 MOD, PHASE 2 MASS GRADING, AND PHASE 3 MASS GRADING

Jacksonville, Florida

Bianca served as the drainage engineer for all phases of the project, which have been permitted through the City of Jacksonville (COJ), St. Johns River Water Management District (SJRWMD), and Florida Department of Transportation (FDOT). She also contributed to the construction plans approved by COJ. The project site was initially undeveloped.

For the Phase 1 modification, Bianca worked on the lift station and potable hydraulic calculations, securing approvals from JEA and the Florida Department of Environmental Protection. She reviewed and coordinated with the contractor on shop drawings and RFIs and is currently managing the JEA closeout process, which is expected to be finalized soon.

MAINTENANCE FACILITY AT SAWGRASS COUNTRY CLUB

St. Johns County, Florida

Bianca was the drainage engineer on this project, which was permitted by St. Johns County (SJC) and the SJRWMD. She assisted with the construction plans approved by SJC. The project site included an existing drainage system, stormwater management facilities (SWMF), and a maintenance facility. The scope involved expanding the maintenance facility and implementing drainage improvements, including revising the SWMFs and stormwater pipe network.

TAKE 5 OIL CHANGE (ATLANTIC BLVD. AT SOUTHSIDE BLVD.)

Jacksonville, Florida

Bianca is currently the drainage engineer on this project. She has been coordinating with the Suwanee River Water Management District addressing all drainage-related comments.

TENNIS FACILITY IMPROVEMENTS, SAWGRASS COUNTRY CLUB

St. Johns County, Florida

Bianca is working on site planning, utility revisions, and drainage improvements. She is currently working on permitting this project with SJC. The project site has an existing building, tennis courts, and sidewalk but is currently having drainage issues.

GATEWAY GROVE

Lake City, Florida

Bianca is currently the drainage engineer on this project. I have been coordinating with the Suwanee River Water Management District and addressing all drainage related comments.

JIM SULLIVAN, PSM

Survey and Mapping



BIOGRAPHY

Jim is a registered Professional Surveyor and Mapper with over 27 years of experience. He began his career in the US Army before graduating from East Tennessee State University with a Bachelor of Science in Surveying and Mapping. He is an experienced Project Manager in many disciplines of land surveying, which has allowed him to apply the latest survey technology to everyday solutions resulting in cost savings and schedule efficiencies on a variety of design projects. Jim also holds the Occupational Safety and Health Administration 10-hour Construction Safety and Health certification.

LICENSES/REGISTRATIONS

Florida PSM No. LS6889

EDUCATION

BS, Surveying and Mapping
East Tennessee State University

Technical Engineering Specialist
U.S. Army

CONTACT INFORMATION

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Florida 33410

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CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT - PARK PARCEL TRANSFERS

Cordoba Ranch Community Development District • Lutz, Florida

Jim was the Surveyor of Record for this project that required an exchange of properties between the client and the HOA that was necessitated because of a review by the insurance adjuster. He prepared exhibits based on field verification of roadways, parking areas and recreational facilities. In addition, Jim completed sketches and property descriptions were completed for use by District Counsel and the HOA attorney to finalize the land transfers.

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT - ENCROACHMENT VERIFICATION

Spring Lake Community Development District • Riverview, Florida

Jim served as the Surveyor of Record for the field verification of possible permanent encroachments into Spring Lake CDD property by a homeowner that had made improvements to his backyard as part of his swimming pool construction project. He prepared an exhibit that graphically represented the location of the property lines and the improvements that the homeowner made that extended beyond the homeowner's property onto CDD property for use by District Counsel.

DEERPARK BOULEVARD AND SR 207 INTERSECTION

St. Johns County • Elkton, Florida

Jim served as the Surveyor of Record for the design survey to improve the intersection and to address county comments from an industrial land development project. This intersection, located less than a half mile from IH-95, has had accidents and near misses due to many warehouses being constructed. Trucks crossing traffic to turn left (eastbound) to I-95 without a signal have led to many concerns from area subdivisions. Jim surveyed 1,200 feet of SR 207 and 300 feet along the side streets. He established the ROW researched for easements, performed a topographic survey including overhead wire clearances, and reviewed for encroachments. Underground utilities were located Quality Level B, mapped, and included in the survey.

MOON LAKE ROAD TRAFFIC SIGNAL DESIGN

Pasco County • New Port Richey, Florida

Jim served as the Surveyor of Record for design improvements at the two intersections of Slidell Street and Lakeview Drive with Moon Lake Road. Moon Lake Road is a 5-mile, two-lane rural arterial road connecting Ridge Road with SR 52. He provided a design survey that included control, ROW establishment, topographic survey, and subsurface utility engineering. Jim processed the deliverable using OpenRoads Design, followed by a signed and sealed Surveyor's Report.

DANIEL SIMS, EI

SIDEWALKS/ROADWAYS



BIOGRAPHY

Daniel is an Engineer Intern with more than 6 years of experience in the civil engineering industry where primary involvement has been in assisting with designing land development engineering plans and field review and inspections of currently developing projects and post-developed projects.

LICENSES/REGISTRATIONS

Florida EI No. 1100027850

EDUCATION

BS, Civil Engineering, University of North Florida

CONTACT INFORMATION

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BAPTIST EMERGENCY DEPARTMENT EXPANSION DOWNTOWN MEDICAL CAMPUS

Southern Baptist Hospital of Florida, Inc. • Jacksonville, Florida

Daniel's efforts for this project included temporary canopy agency permitting, Final Engineering permitting, water and sewer design with consideration of the existing system, stormwater management and conveyance design with consideration of the existing permitted conditions, and coordination with the design team and Baptist Health personnel.

COQUINA SHORES

City of Palm Coast • Palm Coast, Florida

Daniel served as a Designer for this single family residential located in Volusia County, Florida. Daniel was responsible for making final engineering plans, ICPR modeling, WaterCAD modeling, and other miscellaneous efforts for review agencies. His effort for this project included mass grading engineering, final engineering, water and sewer design, stormwater management and collection design, and permitting.

BEACON LAKE AND BEACON LAKE CDD

Meadowview CDD• St. Johns County, Florida

Daniel served as a designer and CDD Engineer (under P.E. supervision and guidance) for this master planned development located in St. Johns County, Florida. The overall project is approximately 630 acres and includes residential and recreational facilities for residents of the CDD. Daniel was responsible for providing engineering plans and services for the entirety of Beacon Lake. Specific involvements included design of Phase 2, 3A, Lakeside and Community Park (with Phase 3A), 3B, 4. Daniel also provided annual CDD engineering services including inspections and public facilities reports.

AVALON PARK DAYTONA

Avalon Park • Daytona Beach, Florida

Daniel served as a Designer for this master planned development located in Volusia County, Florida. Daniel was responsible for making engineering plans and services for mass grading of Phase 1 and final engineering of Phase 1A. His effort for this project included mass grading engineering, final engineering, water and sewer design, stormwater management and collection design, and permitting.

MEGAN TETRO, PE

Transportation



BIOGRAPHY

Megan is Director of Transportation Systems in BGE's Tampa office. She is a client-focused professional engineer with a diverse project management and roadway design background. Since 2008, she has managed design-build projects and task work order-driven contracts and designed various interchange reconstruction, resurfacing, restoration, and rehabilitation (RRR), shared-use path, and safety improvement projects. Megan excels at problem-solving during the design process and communicating with her clients to provide efficient design solutions.

LICENSES/REGISTRATIONS

Florida PE No. 76120

EDUCATION

BS, Civil Engineering, Florida State University

CONTACT INFORMATION

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mtetro@bgeinc.com

DISTRICTWIDE DESIGN-BUILD PUSHBUTTON CONTRACTS I AND II

FDOT District 1 • Bartow, Florida

Megan was Project Manager for both contracts, which focused on task work order (TWO) safety improvements to be designed and constructed within 365 days or less. Elements of work included milling & resurfacing, roadway widening, median modifications, drainage modifications, signing and pavement marking, intersection lighting, signalization, and pedestrian upgrades such as curb ramps, crosswalks, and signalization. Geotechnical, survey, and SUE investigation were also required for these TWOs. Megan facilitated design services for up to six simultaneous TWOs and oversaw nearly 100 total TWOs under the combined contracts.

I-10 WIDENING FROM I-295 TO I-95 DESIGN-BUILD

FDOT District 2 • Jacksonville, Florida

Megan was the temporary traffic control Engineer on Record for this I-10 widening project from approximately 3700 feet west of the I-295 interchange to 1900 feet east of Stockton Street. Elements of work included asphalt and concrete pavement widening along I-10; 12 bridges widenings; redesign of multiple minor streets under I-10 that included intersections, sidewalk additions, widening, and milling and resurfacing; and replacement of the existing Cedar River bridge culvert. Additional elements of work included drainage, ITS, lighting, landscape opportunity plans, signing and pavement marking, water and sewer design, survey, and geotechnical engineering.

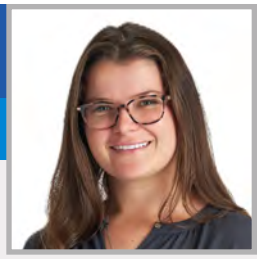
I-75 WIDENING DESIGN-BUILD FROM SOUTH OF SR 50 TO HERNANDO/ SUMTER COUNTY LINE

FDOT District 7 • Brooksville, Florida

Megan was the Assistant Project Manager and lead roadway engineer responsible for all cross-discipline design coordination. This $94M design-build project consisted of widening and reconstruction of six miles of I-75 in Hernando County, including reconstruction of the interchange at US 98/SR 50/Cortez Boulevard to a Single Point Urban Interchange (SPUI) configuration. The I-75 bridges over US 98 were replaced with single-span steel girder bridges designed to accommodate a future 10-lane typical section for I-75 and 8-lane typical section for US 98. Approximately one mile of US 98 was widened and reconstructed within the interchange limits using concrete pavement.

ALEXANDRA KING

Geographic Information Systems (GIS)



BIOGRAPHY

Alexandra has 3 years of progressive experience in GIS specializing in the Civil Engineering field. Her expertise lies in various software tools and technologies relevant to her field including Google Suite Software, ArcMap, ArcGIS Pro, ArcPy, Environmental Systems Research Institute, Inc. (Esri) Suite Software, Survey123, and Arc Collector.

EDUCATION

BS, Geographic Information Systems and Technology
Texas A&M University

CONTACT INFORMATION

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Vero Beach, Florida 32960

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aking@bgeinc.com

ZEPHYRHILLS SIDEWALKS RESURFACING APPLICATIONS

City of Zephyrhills • Zephyrhills, Florida

Alexandra developed a GIS asset management solution for tracking the resurfacing of Zephyrhills sidewalks, signage, and crosswalk striping. This solution enabled field workers to use Esri's Field Maps mobile application for real-time project updates, including adding map points, comments, PDFs, and photos. Facilitated data access and updates through Esri Experience Builder, with editing capabilities and project overviews via Esri Dashboard.

FLORIDA SPYGLASS™, BGE, INC.

BGE, Inc. • Statewide, Florida

Alexandra assisted in developing a tracking hub for internal client collaboration on tasks like due diligence and conflict identification. The final product was an Esri Experience Builder, including a Web App Builder, housing state and county data such as parcels, Federal Emergency Management Agency (FEMA), soil types, and certified transmission lines. This comprehensive application offers a bird's-eye view of Florida, highlighting the most suitable properties for clients.

HARRIS COUNTY MUDS 55 AND 132 GIS APPLICATIONS

Harris County Municipality District • Harris County, Texas

Alexandra created a web-based application to host GIS data and documents related to water, storm, and sanitary utilities for the MUD. Users can click on specific GIS layers to access these documents in the field. The application also features updates on utility inspections, presented through Esri Experience Builder and Dashboards, allowing for easy filtering and viewing of inspection results.

FM 546 EXTENSION ROW TRACKING APPLICATIONS

TxDOT • Collin County, Texas

Alexandra collaborated with BGE's transportation department, TxDOT, Collin County, and the Appraisal District to develop a real-time tracker for the FM 546 Extension. Managed ROW coordination for 7.5 miles of roadway and over 75 properties along the corridor. Alexandra created a web-based Esri Experience Builder to streamline the process, allowing all parties to visualize ROW acquisition status, manage documents, and export parcel data. This enabled the teams access to real-time information from anywhere. As a result, Alexandra delivered a solution using Esri's Experience Builder, featuring a Dashboard, BGE editing page, and Collin County Appraisal District editing page for field updates and documentation attachment.







SECTION B

Consultants Past Performance

BGE'S PAST PERFORMANCE

SPINNAKERS REACH COUNTRY CLUB HOMEOWNERS ASSOCIATION

Point of Contact
Shelley Jobe
Marsh Landing
Management
700 Spinnakers Reach Drive
Ponte Vedra Beach, Florida
32082
904.373.5618
sjobe@marshlanding.org



BGE provides continuing engineering and landscape architecture services for Spinnaker's Reach Condo HOA. Spinnakers Reach is a four building condo complex in Ponte Vedra Beach, Florida. The HOA is responsible for maintenance of their common grounds and structures, including stormwater management facilities and conveyance systems, sidewalks, roadways, and boardwalk. Our services for the HOA include inspections of the stormwater management facilities and conveyance systems for permit compliance, maintenance needs, erosion control, pavement and sidewalk inspections for faults, hazards and signs of erosion, engineering recommendations, and construction management of repairs and maintenance.

ATLANTIC BEACH COUNTRY CLUB HOMEOWNERS ASSOCIATION

Atlantic Beach, Florida

Point of Contact
Alex Calder
HOA President
414 Old Hard Road
Suite 502
Fleming Island, Florida 32003
310.367.8030
malexandercalder@gmail.com

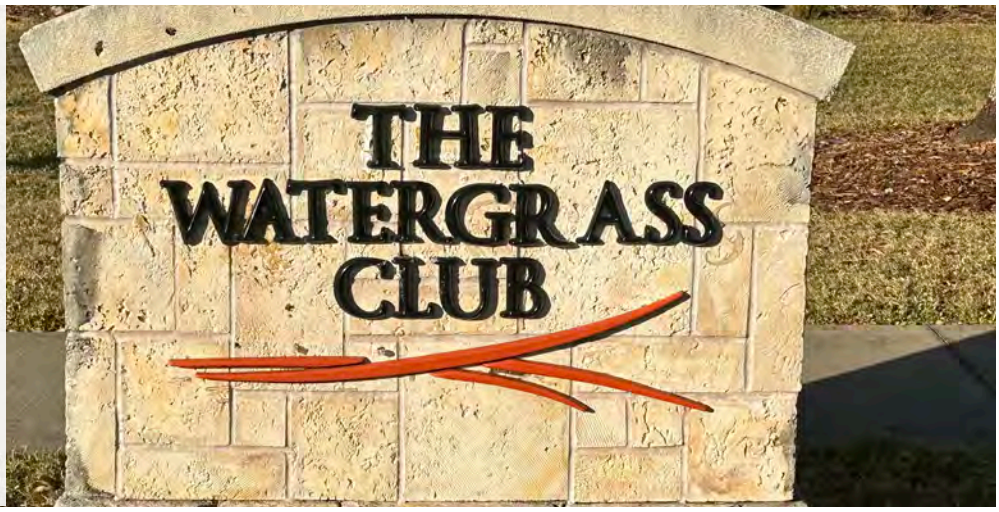


In 2014, the old Selva Marina Country Club in Atlantic Beach, Florida was closed and redeveloped into the Atlantic Beach Country Club (ABCC). The redevelopment included a new clubhouse, pool, tennis courts, golf club, and renovated and narrowed 18-hole golf course to add estate homes to the ABCC. In 2019, their amenities were overwhelmed by the number of guests visiting the club. BGE was engaged to provide civil engineering for the many improvements and additions included with the first two phases and to gain approvals with the various local agencies. Additionally, BGE provided compliance inspections and reports to the HOA for issues around their stormwater facilities, and delivered reasonable solutions to correct and repair the issues.

WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT

Wesley Chapel, Florida

Point of Contact
Samantha Ford
District Manager
Inframark, LLC
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
813.873.7300
samantha.ford@
inframark.com



As the District Engineer for this CDD in the Wesley Chapel area of Pasco County, BGE is responsible for the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids and quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries, and verification of encroachments to CDD parcel ownership.

CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Lutz, Florida

Point of Contact
Christina Newsome
District Manager
Inframark, LLC
2654 Cypress Ridge
Boulevard
Suite 101
Wesley Chapel, Florida
33544
813.608.8228
christina.newsome@
inframark.
cominframark.com



BGE is the District Engineer for this unique CDD in Lutz in Hillsborough County. In this role, BGE has assisted the community with addressing issues related to failed drainage structures, poor drainage, roadway and asphalt damage, ROW maintenance issues, and parcel ownership verificationresolution, and professional survey services.

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

RIVERVIEW, FLORIDA

Point of Contact
Lisa Castoria
District Manager
Inframark, LLC
2654 Cypress Ridge Boulevard
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Wesley Chapel, Florida 33544
656.223.7011
lisa.castoria@inframark.com



BGE is the District Engineer for this CDD in Riverview in Hillsborough County. In this role, BGE is assisting the District with its efforts to remediate damage as a result of two major hurricanes that occurred within a span of about two weeks (Helene and Milton). Damage included significant erosion, displaced storm structures, and pond embankment washouts. Part of BGE's efforts include assisting the District with its efforts to obtain FEMA grants to repair the significant damage.

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

LAND O' LAKES, FLORIDA

Point of Contact
Lisa Castoria
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656.223.7011
lisa.castoria@inframark.com



BGE's District Engineer has been providing District Engineering services to this CDD in the Land O'Lakes area of Pasco County since 2013. Past projects at the District have included pond assessment and assessment reports, sidewalk replacements, boundary fence/wall replacement, new monumentation, landscape enhancements, coordination with the County, and tasks related to (post-development) bond issuance with the resident board. The longevity of the work with the District is a testament to the commitment made by the District Engineer to the Suncoast CDD.





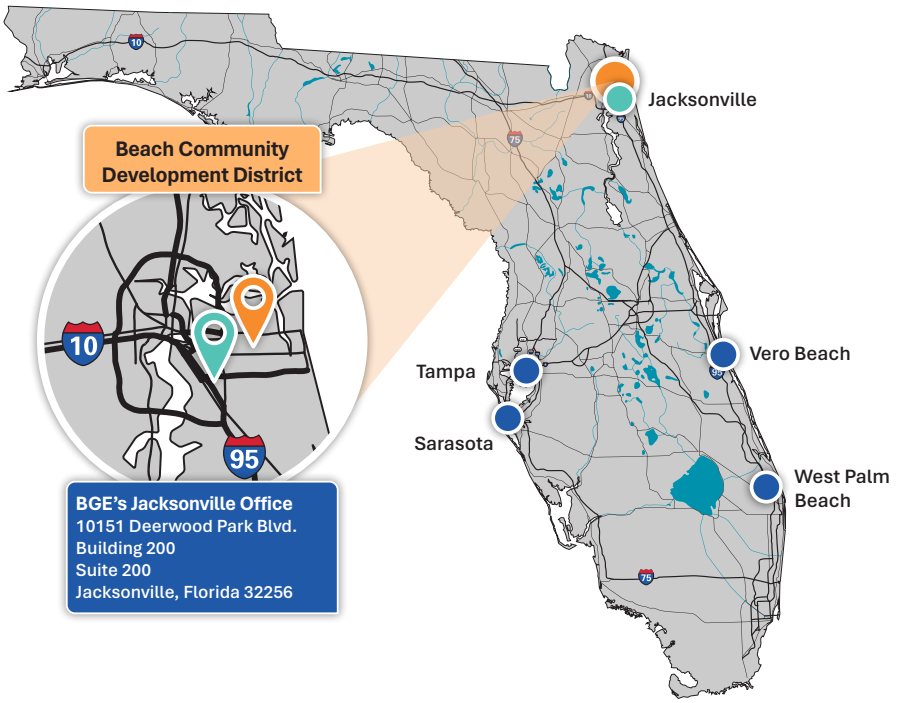


SECTION C

Geographic Location

BGE LOCATIONS

The BGE Jacksonville office is located less than 10 miles from the CDD and will provide District Engineering services to your community. Should additional assistance be needed beyond the staff in Jacksonville, support will be provided by one of the other four offices located within Florida. BGE is headquartered in Houston, Texas, and has 22 offices nationwide with 1,000 staff.





BGE's 22 offices, including the firm's headquarters, located in Houston at 10777 Westheimer Road, Suite 400 Houston, Texas 77042.







SECTION D

Time and Budget

WILLINGNESS TO MEET TIME AND BUDGET

Our Lead District Engineer, Jenny Urcan, PE, has a track record of working with CDDs that spans many years in the Jacksonville area. She understands the time and budget constraints that are typically experienced by the District. That is why her approach to addressing community issues is to provide practical solutions when appropriate instead of unnecessarily over-engineering a proposed fix.

Our practical approach was recently demonstrated in a community where several pond structures needed repairs. We created a straightforward exhibit that included photographic documentation and record drawings to communicate the necessary repairs to a contractor, eliminating the need for complex engineering construction plans. This not only resulted in significant cost savings for the CDD regarding the bid documents but also allowed us to provide information to the contractor without delay. We intend to apply this same practical approach to all projects within Beach CDD.

Additionally, the makeup of our CDD team ranges from engineering graduates to highly experienced licensed professional engineers. As such, we can staff a project appropriately based on the complexity of the issue(s) and the level of experience necessary to provide a practical solution. We were able to put this into practice recently with one of our graduate engineers who was tasked with photo-documenting roadway conditions in a community for subsequent review and assessment by the District Engineer in the office. By doing so, not only were our resources managed wisely, but we also met the needs of the District while also being cognizant of their budgetary constraints.This intentional management and scheduling of our staff and projects will be applied to the benefit of the CDD.

With our continued practical approach to solving problems and thoughtful allocation of resources, we are confident that we will not only meet but exceed your expectations with regard to your time and budget requirements.









SECTION E

Workload

BGE RECENT, CURRENT, AND PROJECT WORKLOAD

With over 1,000 employees across the firm, BGE's "One Team" approach allows us to adjust to workload fluctuations accross our offices and regions. BGE's team of experts has the capacity to successfully partner with the District.



The table below illustrates our team's current and project workload and their ability to meet the needs of the District.

TEAM MEMBER	ROLE	CURRENT WORKLOAD	PROJECTED WORKLOAD
Jenny Urcan, PE	Lead District Engineer	65%	50%
Chris Ralph, PE	Assistant District Engineer	75%	65%
Jim Sullivan, PSM	Surveying and Mapping	75%	65%
Alexandra King	GIS	80%	70%
Bianca Reyes, EI	Stormwater/Drainage	80%	70%
Megan Tetro, PE	Transportation	75%	65%
Daniel Sims, PE	Sidewalks/Roadways	80%	70%







SECTION F

Previously Awarded Work

Certified Minority Business Enterprise

PAST WORK AND MINORITY BUSINESS ENTERPRISE

Although the District has not previously awarded us any work, we have a diversified array of services and staff that are familiar with what is required to efficiently respond to the needs of the District.

Additionally, while BGE is not a Women/Minority Business Enterprise or Small Local Business Enterprise (SBE), we have regularly worked with many of these firms. Currently, we are partnering with Osiris 9, a certified SBE, as their subconsultant providing support for a transportation improvement project in Columbia County.

We are enthusiastic about partnering with the District and are ready to provide District Engineering Services immediately upon selection by the Board and the execution of an engineering services contract.









APPENDIX

BGE SF330

ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

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

RFQ for Engineering Services for Beach Community Development District

2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER
November 14, 2025	

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Jennifer Urcan, PE

5. NAME OF FIRM

BGE, Inc.

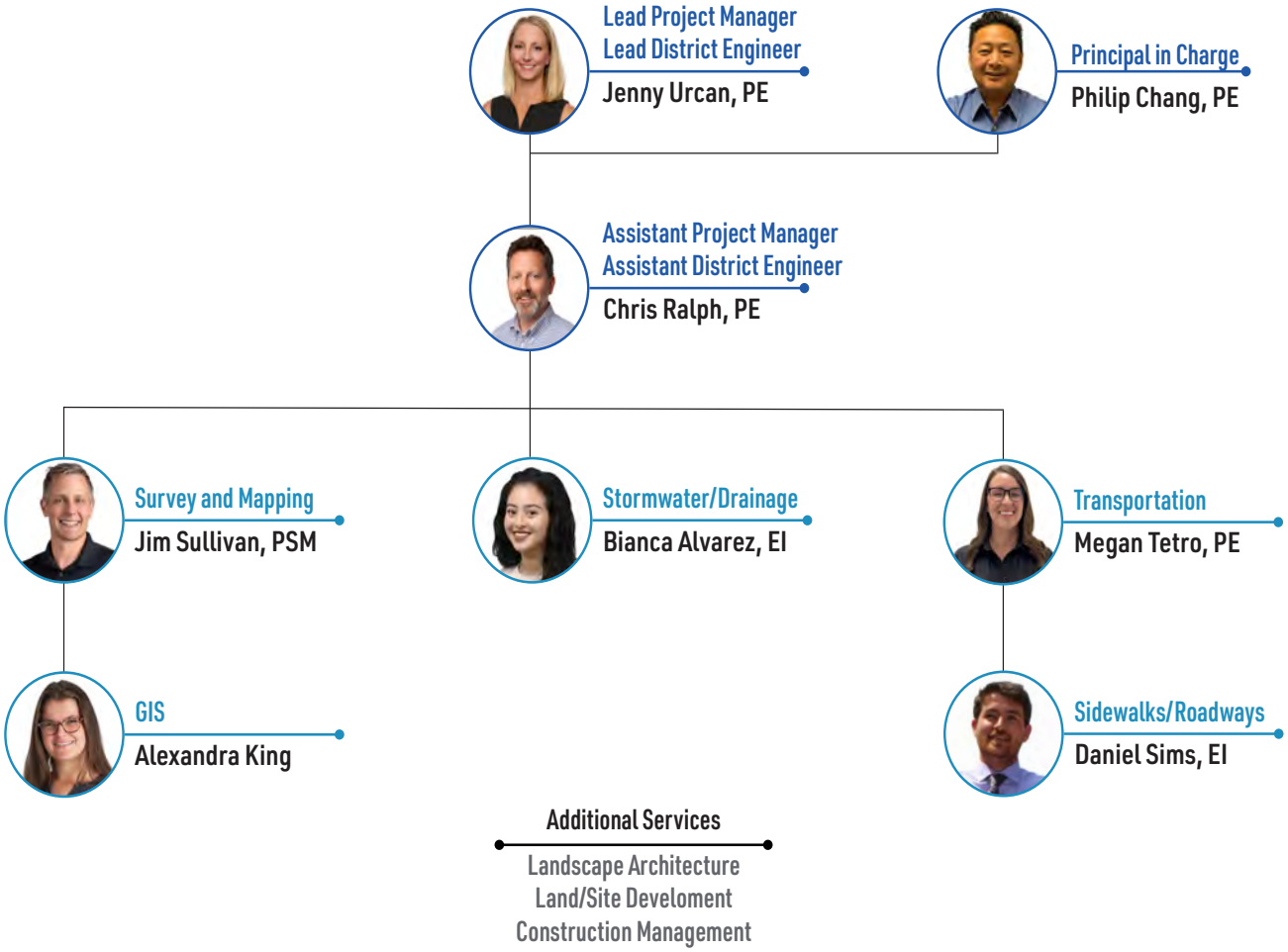
6. TELEPHONE NUMBER	7. FAX NUMBER	8. E-MAIL ADDRESS
904.803.1890	N/A	jurcan@bgeinc.com

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	Subcontractor			
a.	☒			BGE, Inc. [X] CHECK IF BRANCH OFFICE	10151 Deerwood Park Boulevard Building. 200, Suite 200, Jacksonville, Florida 32256	District Engineer
b.				[ ] CHECK IF BRANCH OFFICE		
c.				[ ] CHECK IF BRANCH OFFICE		
d.				[ ] CHECK IF BRANCH OFFICE		
e.				[ ] CHECK IF BRANCH OFFICE		
f.				[ ] CHECK IF BRANCH OFFICE		
g.				[ ] CHECK IF BRANCH OFFICE		
h.				[ ] CHECK IF BRANCH OFFICE		

BEACH 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
Philip Chang, PE	Project Manager/Lead District Engineer	31	1

15. FIRM NAME AND LOCATION (CITY AND STATE)

BGE, Inc., Tampa, Florida

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)
BS, Civil Engineering, McMaster University	Florida PE No. 57410

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

FDEP Qualified Stormwater Management Inspector
American Public Works Association

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Watergrass Community Development District 1 Wesley Chapel, Florida	Ongoing	N/A

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

As the District Engineer for this CDD in the Wesley Chapel area of Pasco County, BGE is responsible for the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids/quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries and verification of encroachments to CDD parcel ownership.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Terra Bella Community Development District Land O'Lakes, Florida	Ongoing	N/A

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

Philip is the District Engineer for this community in the Land O'Lakes area of Pasco County. His projects included a regulatory sign assessment, traffic calming analyses, drainage/roadway improvements, sidewalk condition assessments, infrastructure repair bidding and coordination with contractors.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Cordoba Ranch Community Development District Lutz, Florida	Ongoing	N/A

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

Philip is the Lead District Engineer for this unique Community Development District in Lutz in Hillsborough County. In this role, he has assisted the community with addressing issues related to failed drainage structures, poor drainage, roadway/asphalt damage, right-of-way maintenance issues and parcel ownership verification/resolution. Professional services have also included survey services.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Suncoast Community Development District Land O'Lakes, Florida	Ongoing	N/A

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

Philip has been the District Engineer for this community in the Land O'Lakes area of Pasco County for over 10 years. His work included sidewalk trip hazard assessments, pond inspections for Southwest Florida Water Management District (SWFWMD) certification, facilitating discussions between the District and County staff, and responding to resident inquiries. He also provided support preparing Engineering Reports for new bond issuances and reviewing pay requisitions related to bond funded projects.

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Longleaf Community Development District New Port Richey, Florida	Ongoing	N/A

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

Philip has been the District Engineer for this CDD in the New Port Richey area of Pasco County for 14 years. As District Engineer, he provided design improvements to several stormwater management pond outfall structures that had failed, improved stormwater conveyance in the existing storm pipe system, completed regular ADA sidewalk assessments, provided guidance with regards to pavement repairs, completed pond inspections, prepared engineer's reports for bond issuance and provided practical solutions to all the issues that arose in this Traditional Neighborhood Development (TND) community.

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
Jenny Urcan, PE	Lead Project Manager	20	3

15. FIRM NAME AND LOCATION (CITY AND STATE)

BGE, Inc., Jacksonville, Florida

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)
BS, Civil Engineering, University of Florida	Florida PE No. 74544

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

ULI Board of Advisors, Ladies in Land Chapter Co-Leader, and ICSC Member

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Fleming Island Plantation CDD Fleming Island, Florida	2016-2020	N/A

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

Jenny was the District Engineer for this community in the Fleming Island area of Clay County. Her projects included stormwater facility assessments, infrastructure repair bidding and coordination with contractors, design improvements to several stormwater management pond structures that had failed, addressed homeowner concerns, drainage and roadway improvements, sidewalk condition assessments, erosion assessments and erosion issue solutions, attended monthly CDD board meetings, and prepared the public facilities report.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Heritage Park CDD St. Augustine, Florida	2015-2021	N/A

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

Jenny was the District Engineer for this CDD in St. Augustine, Florida. As District Engineer, she provided compliance inspections, addressed homeowner concerns, created CDD land ownership maps, assisted with CDD owned land donations to the HOA, prepared engineer's reports for bond refinancing, attended monthly CDD board meetings, prepared the public facilities report, and provided practical solutions to all the issues that arose in this community.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Atlantic Beach Country Club Homeowners Association Atlantic Beach, Florida	2023	N/A

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

Jenny was a consulting engineer for the Atlantic Beach Country Club Homeowners Association. She was hired to inspect their stormwater ponds for compliance with their environmental resource permit. Issues addressed included erosion around the banks and homeowner encroachment into the HOA's easement. She provided reasonable solutions to bring the HOA into compliance and provided guidance on regular maintenance requirements.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Spinnaker's Reach Condo 1 Homeowners Association St. Johns County, Florida	2025	N/A

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

Jenny currently serves as the HOA's consulting engineer for Spinnaker's Reach in Ponte Vedra Beach, Florida. Her responsibilities include ADA compliance and safety reviews and proposed solutions, erosion control design and repair solutions, environmental resource permit compliance inspections and proposed solutions, and construction bidding and management. She also provides guidance on regular maintenance of their stormwater system to avoid future compliance and flooding issues and maintain the system with less overall costs

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Eden at Arlington Jacksonville, Florida	2021	2023

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

Jenny served as the Engineer of Record and project manager for the multi-family development in Jacksonville, Florida. The project consisted of 190 "cluster home" apartments and 76 town homes. Jenny was responsible for the design, management of the design team, and coordination with the client. Services provided by Jenny include stormwater management, water, sewer, lift station, roadway, and amenity design.

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
Chris Ralph, PE	Assistant Project Manager/ Assistant District Engineer	25	3

15. FIRM NAME AND LOCATION (CITY AND STATE)

BGE, Inc., Jacksonville, Florida

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)
BS, Civil Engineering, Clarkson University BA, Physics, State University of New York, College at Potsdam MS, Civil Engineering, Florida Institute of Technology	Florida PE No. 59475

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
South Village CDD District Engineer Clay County, Florida	2022-2023	2023

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

Chris served as the Project Engineer for continued engineering services for the South Village Community Development District associated with Eagle Landing at Oakleaf Plantation. Chris attended monthly board meetings, provided engineering services for the CDD, and prepared the Public Facilities Report.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Everglades Agricultural Area – A2 Reservoir Project Central Florida	2023	N/A

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

Chris served as Lead Civil Engineering Reviewer on the $1.8 billion EAA projects, including the Seepage and Intake Canal, A-2 Reservoir, 4,600 Cold Formed Steel (CFS) Pump Station, and Spillway. The work will include construction of a 17.3 mile-long embankment dam, a 10,500-acre reservoir with 240,000 acre-feet of storage at 23-foot depth, four gated outlet-work structures, and a 700 CFS seepage pump station.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Kissimmee River Restoration Project Central Florida	2016	2021

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

Chris served as Engineering Technical Lead for the Kissimmee River Restoration (KRR) project, which is intended to restore over 40 square miles of river and floodplain ecosystem including 43 miles of meandering river channel and 27,000 acres of wetlands in Central Florida. KRR included of over 20 separate construction contracts including features such as earthen dams and levees, channels, dredging, storm water retention and treatment facilities, hydraulic control structures (pumping stations, spillways, weirs, gated culverts), railroad relocation, boat ramps, and roadways and utilities. Work products included technical reports, construction plans and specifications, and facility operations and maintenance manuals. This project involved coordination of technical and engineering matters with other USACE districts, South Florida Water Management District, and local government.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Herbert Hoover Dike Rehabilitation, Structure Replacements Central Florida	2016	N/A

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

Chris served as Lead Civil Engineer and Reviewer for the technical design and construction of the Culvert Reconstruction projects. The work included demolition and removal of the 32 existing Herbert Hoover Dike Culverts and the construction of new water control structures. Project design included earthen or steel sheet pile cofferdams within Lake Okeechobee and earthen or steel sheet pile cofferdams at the landside of each culvert, cast-in-place reinforced concrete foundations, headwalls, and culvert barrels (ranging between 5-foot to 10-foot diameters) and combination flap/slide gates at the lakeside headwalls of each structure.

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
Jim Sullivan, PSM	Survey and Mapping	29	2

15. FIRM NAME AND LOCATION (CITY AND STATE)

BGE, Inc., Tampa, Florida

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)
BS, Surveying and Mapping, East Tennessee State University	Florida PSM No. LS6889

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Cordoba Ranch Community Development District Lutz, Florida	Ongoing	N/A

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

Jim was the Surveyor of Record for this project that required an exchange of properties between the client and the homeowner's association (HOA) that was necessitated because of a review by the insurance adjuster. He prepared exhibits based on field verification of roadways, parking areas and recreational facilities. In addition, sketches and property descriptions were completed for use by District Counsel and the HOA attorney to finalize the land transfers.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Spring Lake Community Development District Riverview, Florida	Ongoing	N/A

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

Jim served as the Surveyor of Record for the fi eld verifi cation of possible permanent encroachments into Spring Lake CDD property by a homeowner that had made improvements to his backyard as part of his swimming pool construction project. He prepared an exhibit that graphically represented the location of the property lines and the improvements that the homeowner made that extended beyond the homeowner's property onto CDD property for use by District Counsel.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Moon Lake Road Traffic Signal Design New Port Richey, Florida	2024	2024

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

Jim served as the Surveyor of Record for design improvements at the two intersections of Slidell Street and Lakeview Drive with Moon Lake Road. Moon Lake Road is a 5-mile, two-lane rural arterial road connecting Ridge Road with SR-52. He provided a design survey that included control, ROW establishment, topographic survey, and subsurface utility engineering. The deliverable was processed in Open Roads Design followed by a signed and sealed Surveyor's Report.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Deer Park Boulevard and SR 207 Intersection Elkton, Florida	Ongoing	N/A

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

Jim served as the Surveyor of Record for the design survey to improve the intersection at SR 207 and Deerpark Blvd. to address county comments from an industrial land development project. This intersection, located less than a half mile from IH 95, has had accidents and near misses due to many warehouses being constructed. Trucks crossing traffic to turn left (eastbound) to I-95 without a signal have led to many concerns from area subdivisions. Jim surveyed 1,200 feet of SR 207 and 300 feet along the side streets. He established the ROW researched for easements, performed a topographic survey including overhead wire clearances, and reviewed for encroachments. Underground utilities were located (Level B), mapped, and included in the survey.

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
E 148th Ave Site, Tampa Family Health Centers Lutz, Florida	Ongoing	N/A

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

Jim served as the Surveyor of Record for a 1.5-acre health care development adjacent to a newly construction larger facility. Tampa Family Health Centers (TFHC) recently purchased an adjoining lot to expand services to include a standalone clinic. Jim performed a Boundary, Topographic, and Tree Survey. To incorporate features from the larger tract, Jim surveyed the parking lot which was the planned interior ingress/egress for the site and the retention pond which was planned to be extended to account for the additional runoff.

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
Bianca Alvarez, EI	Stormwater/Drainage	2.5	2.5

15. FIRM NAME AND LOCATION (CITY AND STATE)

BGE, Inc., 10151 Deerwood Park Blvd., Bldg. 200, Suite 200 Jacksonville, Florida 32256

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)
BS, Civil Engineering, University of Florida	Engineer in Training

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Imeson Port Center Phase 1 Mod, Phase 2 Mass Grading, and Phase 3 Mass Grading Jacksonville, Florida	2025	N/A

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

Bianca served as the drainage engineer for all phases of the project, which have been permitted through the City of Jacksonville (COJ), St. Johns River Water Management District (SJRWMD), and Florida Department of Transportation (FDOT). She also contributed to the construction plans approved by COJ. The project site was initially undeveloped.

For the Phase 1 modification, Bianca worked on the lift station and potable hydraulic calculations, securing approvals from JEA and the Florida Department of Environmental Protection. She reviewed and coordinated with the contractor on shop drawings and RFIs and is currently managing the JEA closeout process, which is expected to be finalized soon

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Maintenance Facility at Sawgrass Country Club. St Johns County, Florida	2025	N/A

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

Bianca was the drainage engineer on this project, which was permitted by St. Johns County (SJC) and the SJRWMD. She assisted with the construction plans approved by SJC. The project site included an existing drainage system, stormwater management facilities (SWMF), and a maintenance facility. The scope involved expanding the maintenance facility and implementing drainage improvements, including revising the SWMFs and stormwater pipe network.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Take-5 Oil Change Atlantic Blvd at Southside Blvd Jacksonville, Florida	2025	N/A

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

Bianca is currently the drainage engineer on this project. She has been coordinating with the Suwanee River Water Management District addressing all drainage-related comments.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Gateway Grove Lake City, Florida	Current	N/A

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

Bianca is currently the drainage engineer on this project. I have been coordinating with the Suwanee River Water Management District and addressing all drainage related comments.

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
Megan Tetro, PE	Transportation	17	1

15. FIRM NAME AND LOCATION (CITY AND STATE)

BGE, Inc., Tampa, Florida

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)
BS in Civil Engineering, Florida State University	Florida PE No. 76120

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Districtwide Design-Build Pushbutton Contracts I and II	2024	N/A

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

A state funded municipal project for approximately 1,300 linear feet of new road to extend the existing South Avenue in the City of Zephyrhills. The city will be acquiring 5 acres of ROW and providing new utility and drainage infrastructure. Responsible for design of new utilities and drainage collect system for the new road extension and ensuring adjacent properties had utility services for future development.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
I-10 Widening from I-295 to I-95 Design-Build	2021	N/A

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

Megan was the temporary traffic control Engineer on Record for this I-10 widening project from approximately 3700 feet west of the I-295 interchange to 1900 feet east of Stockton Street. Elements of work included asphalt and concrete pavement widening along I-10; 12 bridges widenings; redesign of multiple minor streets under I-10 that included intersections, sidewalk additions, widening, and milling and resurfacing; and replacement of the existing Cedar River bridge culvert. Additional elements of work included drainage, ITS, lighting, landscape opportunity plans, signing and pavement marking, water and sewer design, survey, and geotechnical engineering.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
I-75 Widening Design-Build from South of SR 50 to Hernando/Sumter County Line	Ongoing	N/A

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

Megan was the Assistant Project Manager and lead roadway engineer responsible for all cross-discipline design coordination. This $94M design-build project consisted of widening and reconstruction of six miles of I-75 in Hernando County, including reconstruction of the interchange at US 98/SR 50/ Cortez Boulevard to a Single Point Urban Interchange (SPUI) configuration. The I-75 bridges over US 98 were replaced with single-span steel girder bridges designed to accommodate a future 10-lane typical section for I-75 and 8-lane typical section for US 98. Approximately one mile of US 98 was widened and reconstructed within the interchange limits using concrete pavement.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Jacaranda Boulevard at Venice Avenue Roundabout Improvements FDOT District 1	2022	N/A

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

Megan was PM and EOR for this TWO, which addressed safety improvements by reconfiguring the existing roundabout at the intersection of Jacaranda Boulevard and Venice Avenue. Elements of work included reducing the westbound entry outside lane to a right-turn only and reducing the northern portion of the circulatory to one lane, along with increasing the eastbound exit to two lanes to reduce the volume of crashes at this roundabout. Additionally, pavement markings were upgraded to include larger YIELD signs at entry points, RRFB assemblies were added to replace all existing and missing pedestrian crossing signs, and I-75 route shields were added for driver clarity.

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
Alexandra King	Geographic Information Systems (GIS)	2	2

15. FIRM NAME AND LOCATION (CITY AND STATE)

BGE, Inc., Tampa, Florida

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)
BS, Geographic Information Systems and Technology Texas A&M University	

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Zephyrhills Sidewalks Resurfacing Applications Zephyrhills, Florida	2024	N/A

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

A state funded municipal project for approximately 1,300 linear feet of new road to extend the existing South Avenue in the City of Zephyrhills. The city will be acquiring 5 acres of ROW and providing new utility and drainage infrastructure. Responsible for design of new utilities and drainage collect system for the new road extension and ensuring adjacent properties had utility services for future development.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Florida SpyGlassTM, BGE, Inc. Statewide, Florida	2021	N/A

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

Alexandra assisted in developing a tracking hub for internal client collaboration on tasks like due diligence and conflict identification. The final product was an Esri Experience Builder, including a Web App Builder, housing state and county data such as parcels, Federal Emergency Management Agency (FEMA), soil types, and certified transmission lines. This comprehensive application offers a bird's-eye view of Florida, highlighting the most suitable properties for clients.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Harris County MUD 55 and 132 GIS Applications Harris County, Texas	Ongoing	N/A

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

Alexandra created a web-based application to host GIS data and documents related to water, storm, and sanitary utilities for the MUD. Users can click on specific GIS layers to access these documents in the field. The application also features updates on utility inspections, presented through Esri Experience Builder and Dashboards, allowing for easy filtering and viewing of inspection results.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
FM 546 Extension ROW Tracking Applications Collin County, Texas	2022	N/A

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

Alexandra collaborated with BGE's transportation department, TxDOT, Collin County, and the Appraisal District to develop a real-time tracker for the FM 546 Extension. Managed ROW coordination for 7.5 miles of roadway and over 75 properties along the corridor. Alexandra created a web-based Esri Experience Builder to streamline the process, allowing all parties to visualize ROW acquisition status, manage documents, and export parcel data. This enabled the teams access to real-time information from anywhere. As a result, Alexandra delivered a solution using Esri's Experience Builder, featuring a Dashboard, BGE editing page, and Collin County/Appraisal District editing page for field updates and documentation attachment.

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
Daniel Sims, EI	Sidewalks/Roadways	6	<1

15. FIRM NAME AND LOCATION (CITY AND STATE)

BGE, Inc., Tampa, Florida

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)
BS, Civil Engineering, University of Florida	Engineer Intern No. 1100027850

18. OTHER PROFESSIONAL QUALIFICATIONS (PUBLICATIONS, ORGANIZATIONS, TRAINING, AWARDS, ETC.)

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Beacon Lake and Beacon Lake CDD Continuous Engineering Services St.Johns County, Florida	2020-2025	2020-2025

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

Daniel served as the Civil Designer for producing civil construction plans for this master planned residential community. Each residential phase was approximately 250 units. Additional work also included providing monthly and other contract administration services (lift station start-up, final inspection walks, and pressure testing). Additionally, providing engineering services to the CDD.

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Baptist Medical Facilities – ETown Duval County, Florida	2025	N/A

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

Daniel was the Civil Designer responsible for producing and permitting civil construction plans and calculations. This 3.5-acre project contract involved working for an architect and Baptist Health.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Baptist Medical Campus at Silverleaf St. Johns County, Florida	2024	2025

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

Daniel served as the Civil Designer for this approximately 30-acre project located in St. Johns County, where he was responsible for preparing and permitting civil construction plans and calculations. The project involved collaboration with both an architect and Baptist Health. In addition to design responsibilities, Daniel also provided contract administration services, which included regular site visits and responding to requests for information in coordination with the General Contractor.

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Avalon Park Daytona Daytona, Florida	2023	N/A

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

Daniel provided Civil design services for producing and permitting civil construction plans and calculations. This master planned project involved the permitting of mass grading plans, local permitting, utility permitting and availability, CDD establishment, and final engineering plans.

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICE	CONSTRUCTION *(If Applicable)*
Markland CDD St. Johns County, Florida	2020-2024	N/A

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

Daniel served as a CDD Engineer and Representative for periodic engineering services and annual CDD reports.

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: **01**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Cordoba Ranch Community Development District Lutz, Florida	Ongoing	N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Cordoba Ranch Community Development	Christina Newsome, District Manager	813.608.8228

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

BGE is the District Engineer for this unique Community Development District in Lutz in Hillsborough County. In this role, BGE has assisted the community with addressing issues related to failed drainage structures, poor drainage, roadway and asphalt damage, ROW maintenance issues, and parcel ownership verification resolution, and professional survey services.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
b.	BGE, Inc	Tampa, Florida	Survey Services

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: **02**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Atlantic Beach Country Club Homeowners Association Atlantic Beach, Florida	2023	2024

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Atlantic Beach Country Club and HOA	Alex Calder	310.367.8030

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

BGE provided engineering services for ABCC and the ABCC HOA. ABCC is a single-family development in Atlantic Beach, FL. In 2014, the old Selva Marina Country Club in Atlantic Beach, Florida was closed and redeveloped into the Atlantic Beach Country Club (ABCC). The redevelopment included a new clubhouse, pool, tennis courts, golf club, and renovated and narrowed 18-hole golf course to add estate homes to the ABCC. The ABCC clubhouse and amenities opened in 2016 and were designed to accommodate the residents only; however, due to the popularity of the new club, their membership numbers far exceeded their expectations. In 2019, their amenities were overwhelmed by the number of guests visiting the club. BGE was engaged to provide civil engineering for the many improvements and additions included with the first two phases and to gain approvals with the various local agencies.

While the new club amenities were under construction, the ABCC HOA also engaged BGE to provide consulting engineering services. The HOA is responsible for maintenance of their common grounds, including stormwater management facilities and conveyance systems. BGE provided compliance and erosion control inspections and engineering recommendations for the stormwater management facilities. BGE provided reasonable solutions to correct and repair the issues found around their facilities.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Jacksonville, Florida	Professional Engineer

STANDARD FORM 330 (REV. 7/2021)

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: **03**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Spinnakers Reach Condo 1 Homeowners Association	2025	N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Spinnakers Reach Condo 1 HOA	Shelley Jobe	904.373.5618

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

BGE provides continuing engineering and landscape architecture services for Spinnaker's Reach Condo HOA. Spinnaker's Reach is a four building condo complex in Ponte Vedra Beach, Florida. The HOA is responsible for maintenance of their common grounds and structures, including stormwater management facilities and conveyance systems, sidewalks, roadways, and boardwalk. Our services for the HOA include inspections of the stormwater management facilities and conveyance systems for permit compliance, maintenance needs, and erosion control, pavement and sidewalk inspections for faults, hazards, and signs of erosion, engineering recommendations, and construction management of repairs and maintenance.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Jacksonville, Florida	Professional Engineer

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: **04**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Watergrass Community Development District I Wesley Chapel, Florida	Ongoing	N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Watergrass Community Development District I	Samantha Ford	813.873.7300

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

As the District Engineer for this CDD in the Wesley Chapel area of Pasco County, BGE is responsible for the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids and quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries, and verification of encroachments to CDD parcel ownership.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
b.	BGE, Inc	Tampa, Florida	Survey Services

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: **05**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Watergrass Community Development District II Wesley Chapel, Florida	Ongoing	N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Watergrass Community Development District II	David Wenck	813.608.8230

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

As the District Engineer for this CDD in the Wesley Chapel area of Pasco County, BGE is responsible for the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids and quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries, and verification of encroachments to CDD parcel ownership.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.	BGE, Inc	Tampa, Florida	Survey Services

STANDARD FORM 330 (REV. 7/2021)

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: **06**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Suncoast Community Development District Land O'Lakes, Florida	Ongoing	N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Suncoast Community Development District	Lisa Castoria	656.223.7011

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

BGE provides District Engineering services to this CDD in the Land O'Lakes area of Pasco County where Philip Chang has been the District Engineer since 2013. Philip's past projects at the District have included pond assessment and assessment reports, sidewalk replacements, boundary fence/wall replacement, new monumentation, landscape enhancements, coordination with the County, and tasks related to (post-development) bond issuance with the resident board. The longevity of the work with the District is a testament to the commitment made by the District Engineer to the Suncoast CDD.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.	BGE, Inc	Tampa, Florida	Survey Services

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: **07**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Timber Creek Community Development District Riverview, Florida	Ongoing	N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Timber Creek Community Development District	Lisa Castoria	656.223.7011

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

BGE is the District Engineer for this Community Development District in Riverview in Hillsborough County. In this role, BGE is assisting the District with its efforts to remediate damage as a result of two major hurricanes that occurred within a span of about two weeks (Helene and Milton). Damage included significant erosion, displaced storm structures, and pond embankment washouts. Part of BGE's efforts include assisting the District with its efforts to obtain FEMA grants to repair the significant damage.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
b.	BGE, Inc	Tampa, Florida	Survey Services

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: **08**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Forest Creek Community Development District Parrish, Florida	Ongoing	N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Forest Creek Community Development District	Mark Vega	813.991.1140

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

As District Engineer for this CDD in Manatee County, BGE provides professional engineering and survey services related to the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids/quotes, contractor coordination, construction observation, and any other services as requested.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.	BGE, Inc	Tampa, Florida	Survey Services

STANDARD FORM 330 (REV. 7/2021)

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	09

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Summit at Fern Hill Community Development District Riverview, Florida	Ongoing	N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Summit at Fern Hill Community Development District	Lisa Castoria	656.223.7011

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

As the District Engineer for this CDD in the Riverview area of Hillsborough County, BGE is responsible for the assessment of drainage issues, pond inspections, sidewalk assessments, requests for bids and quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries, and verification of encroachments to CDD parcel ownership.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.	BGE, Inc	Tampa, Florida	Survey Services

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: **10**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Mirabella Community Development District Wimauma, Florida	Ongoing	N/A

23. PROJECT OWNER'S INFORMATION

A. PROJECT OWNER	B. POINT OF CONTACT NAME	C. POINT OF CONTACT TELEPHONE NUMBER
Mirabella Community Development District	Lisa Castoria	656.223.7011

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

As the District Engineer for this CDD in the Wimauma area of Hillsborough County, BGE is responsible for the assessment of drainage issues, pond inspections, requests for bids and quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries, and verification of encroachments to CDD parcel ownership.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2).FIRM LOCATION (CITY, STATE)	(3) ROLE
a.	BGE, Inc.	Tampa, Florida	District Engineer
b.	BGE, Inc	Tampa, Florida	Survey Services

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL *(From Section E, Block 12)*	27. ROLE IN THIS CONTRACT *(From Section E, Block 13)*	28. EXAMPLE PROJECTS LISTED IN SECTION F *(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)*									
		1	2	3	4	5	6	7	8	9	10
Jenny Urcan, PE	Lead District Engineer		X	X							
Chris Ralph, PE	Assistant District Engineer		X								
Philip Chang, PE	Principal in Charge	X			X	X	X	X	X	X	X
Jim Sullivan, PSM	Survey and Mapping	X									
Megan Tetro, PE	Transportation								X		
Bianca Reyes, EI	Stormwater/Drainage		X								
Alexandra King	GIS	X									
Daniel Sims, EI	Sidewalks/Roadways			X							

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT *(From Section F)*	NO.	TITLE OF EXAMPLE PROJECT *(From Section F)*
1	Cordoba Ranch Community Development District	6	Suncoast Community Development District
2	Atlantic Beach Country Club Homeowners Association	7	Timber Creek Community Development District
3	Spinnakers Reach Condo 1 Homeowners Association	8	Forest Creek Community Development District
4	Watergrass Community Development District I	9	Summit at Fern Hill Community Development District
5	Watergrass Community Development District II	10	Mirabella Community Development District

H. ADDITIONAL INFORMATION

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

BGE provides a comprehensive range of professional services, from feasibility and impact studies through permitting to design, program management, and construction management. We are privileged to continue serving many of the same clients that we had when we started the company in 1975.

The firm employs 1,000 people with offices in Florida, Texas, Arkansas, Arizona, North Carolina, and Georgia. We are privileged to continue serving many of the same clients that we had when we started the company.

We believe that BGE is personified by our core values of integrity, commitment, respect, and excellent reputation. These core values reflect who we are and who we were created to be. They serve as a guide for how we conduct ourselves and challenge us to adhere to the highest moral and ethical standards.

Maybe the best way to say it is that BGE exists to serve. We are about making things better through our service. We are about making a difference, about making tomorrow better than today. For us, it provides the inspiration to meet the challenges of each new day in every community that we serve.

We stand by our word and do not waiver. We are committed to do what is right, even when it is not easy by adhering to the highest moral and ethical standards. We do not make excuses.

We commit our time, talent, and resources to make a difference in our communities and we value everyone's contribution to the success of the team by honoring our commitments to each other and to you.

We must have one thing for our company to exist, and that one thing is you, our client. We serve our clients by creating solutions to address your needs. Our business is built on relationships, and our goal is to serve as your trusted advisor.

By the very nature of what we do, we make a difference by improving the quality of life in our communities. We are also generous corporate citizens, dedicating our time, talent, and resources to educational and charitable causes within our communities. We serve our clients, our communities, and each other. We are a company making a difference; we are a company built to serve.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE	32. DATE
	November 14, 2025

33. NAME AND TITLE

Jennifer Urcan, PE, Director, Land/Site

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(if any)*:

PART II – GENERAL QUALIFICATIONS

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

2A. FIRM (OR BRANCH OFFICE) NAME	3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
BGE, Inc.	1975	059336917

2B. STREET	5. OWNERSHIP
10151 Deerwood Park Boulevard, Building 200, Suite 200	A. TYPE: Corporation

2C. CITY	2D. STATE	2E. ZIP CODE	B. SMALL BUSINESS STATUS
Jacksonville	Florida	32256	N/A

6A. POINT OF CONTACT NAME AND TITLE	7. NAME OF FIRM (If Block 2a is a Branch Office)
Jennifer Urcan, PE	BGE, Inc.

6B. TELEPHONE NUMBER	6C. EMAIL ADDRESS
904.990.8383	jurcan@bgeinc.com

8A. FORMER FIRM NAME(S) (If any)	8B. YEAR ESTABLISHED	8C. UNIQUE ENTITY IDENTIFIER
Brown & Gay Engineers, Inc.; Brown, Gay, & Associates; Mercer-Brown Engineers, Inc.	1975	

9. EMPLOYEES BY DISCIPLINE

A. FUNCTION CODE	B. DISCIPLINE	C. NUMBER OF EMPLOYEES (1) FIRM	C. NUMBER OF EMPLOYEES (2) BRANCH
02	Administrative	95	1
08	CADD Technician	87	1
12	Civil Engineer	163	4
15	Construction Inspector	93	0
16	Construction Manager	59	0
24	Environmental Scientist	58	0
29	GIS Specialist	6	
34	Hydrologist	27	0
38	Land Surveyor	81	1
47	Planner: Urban/Regional	11	0
52	Sanitary Engineer	10	0
53	Scheduler	12	0
57	Structural Engineer	14	0
58	Technician/Analyst	42	0
60	Transportation Engineer	128	0
62	Water Resources Engineer	30	0
	Other Employees	184	5
	Total	1,000	12

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

A. PROFILE CODE	B. EXPERIENCE	C.
C15	Construction Management	9
G04	GIS Services; Develop, Anlz, & Clct	3
P05	Planning-Community, Reg, & State	7
P06	Planning-Site, Install, & Project	9
S10	Survey, Platt, Map, Fld Pln Study	7
T03	Traffic & Transportation Engineer	10
W02	Water Res, Hydrology, Gnd Water	9

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	0
b. Non-Federal Work	10
c. Total Work	**10**

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

A. SIGNATURE

B. DATE: November 14, 2025

C. NAME AND TITLE: *Jennifer Urcan, PE, Director, Land/Site*

STANDARD FORM 330 (REV. 7/2021)



Serving. Leading. Solving.™

10151 Deerwood Park Boulevard, Building 200, Suite 200
Jacksonville, Florida 32256

Return to Agenda Pg. 1

EXHIBIT 5



STATEMENT OF **QUALIFICATIONS**

VESTA DISTRICT SERVICES

Engineering Services for Beach Community Development District

November 14, 2025

November 14, 2025

Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

RE: Request for Qualifications: Engineering Services; Beach Community Development District

Dear Members of the District Selection Committee,

At **DCCM North America, LLC (DCCM)**, we understand the importance of a well-planned and expertly executed project for your community. You value a team that is attentive, responsive, and committed to ensuring your project is managed efficiently and effectively. We prioritize keeping you informed throughout the process, so you can have peace of mind while focusing on your core responsibilities.

DCCM is dedicated to enhancing our local community through projects just like this. We have a strong, local presence in Northeast Florida, with offices in both St. Augustine and Jacksonville, and a team that has been solving complex infrastructure challenges since our founding in 2005. Our experience includes a wide range of services in land development, transportation, landscape architecture, surveying, utility infrastructure, and construction administration and inspection services.

Our team will be led by **Alex Acree, PE**, as Project Manager for this contract. He will be the primary point-of-contact that will be overseeing the attendance of District meetings, construction services, and other engineering tasks. Our firm has extensive experience working with CDDs. DCCM has been the District Engineering or prime engineering consultant for numerous other CDDs, HOAs, POAs, and master planned communities.

WHY DCCM

- ***Full Service:*** A broad range of services ensures efficiency and cost-effectiveness.
- ***Proven Experience:*** Extensive CDD and HOA experience in Florida.
- ***Local Team:*** Approximately 40 local professionals ready to serve your specific needs.
- ***Responsive:*** Calls and emails returned within 24 hours, with regular project updates.
- ***Community-Focused:*** Our team is deeply invested in the growth of our local area.
- ***Customized Solutions:*** Innovative, site-specific approaches for unique project challenges.
- ***Quality Assurance:*** Rigorous QA/QC processes to uphold the highest standards.
- ***On-Time, On-Budget:*** Committed to completing projects ahead of schedule and within budget.

Our proposal outlines our approach to addressing your project's specific needs and our commitment to delivering outstanding results. As Chairman & CEO of DCCM, I assure you that our team will dedicate the necessary resources to your project and will be fully committed to its success.

We appreciate the opportunity to partner with the Beach Community Development District and look forward to the chance to help you achieve your goals. If you require any further information or clarification, please do not hesitate to contact me. We are eager to bring our expertise to this project and to earn your confidence in selecting us as your engineering and inspection partner.

DCCM

James F. Thompson, PE, DBIA
Chairman & CEO

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Engineering Services for the Beach Community Development District | Jacksonville, Florida

2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER
October 30, 2025	

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Alex Acree, PE | Vice President of Production

5. NAME OF FIRM

DCCM North America, LLC

6. TELEPHONE NUMBER	7. FAX NUMBER	8. E-MAIL ADDRESS
904-826-1334		mdg.marketing@dccm.com

C. PROPOSED TEAM

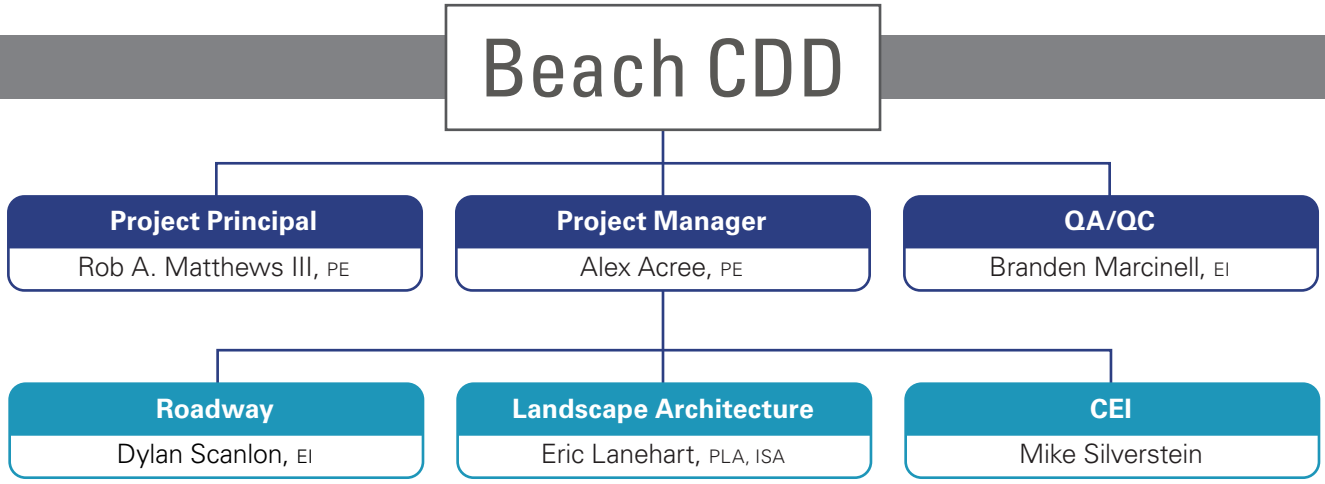
(Complete this section for the prime contractor and all key subcontractors.)

	(Check) PRIME	(Check) J-V PARTNER	(Check) SUBCON-TRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	✓			DCCM ☐ CHECK IF BRANCH OFFICE	7 Waldo Street, St. Augustine, FL 32084	Civil Engineering, Planning, Permitting, Surveying, Construction Administration/CEI, Project Management
b.	✓			DCCM ☑ CHECK IF BRANCH OFFICE	4600 Touchton Road, Building 200, Suite 175, Jacksonville, FL 32246	Civil Engineering, Planning, Permitting, Surveying, Landscape Architecture
c.				☐ CHECK IF BRANCH OFFICE		
d.				☐ CHECK IF BRANCH OFFICE		
e.				☐ CHECK IF BRANCH OFFICE		
f.				☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☑ *(Attached)*

D. ORGANIZATIONAL CHART OF PROPOSED TEAM ☑ *(Attached)*



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
Alex Acree, PE	Project Manager	20	9

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

DCCM – St. Augustine, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS - Civil Engineering – Florida State University	Florida - Professional Engineer

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

Jax Chamber, Trustee

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Sampson Creek CDD, District Engineer
Sampson Creek CDD | St. Johns, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager. Ongoing professional engineering services, including drainage analysis, roadway maintenance assessments with improvement recommendations, Aquatic Center upgrades, hardscape enhancements, and landscape architecture for revitalizing the Golf and Country Club Amenity Center's landscaped areas.

b.

(1) TITLE AND LOCATION *(City and State)*

Stillwater CDD, District Engineer
Stillwater CDD | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager. Ongoing engineering services including wastewater and stormwater assessments, infrastructure dedication, and golf cart signage plans. Additionally, our role includes attending meetings and hearings, project monitoring, general engineering consulting, and report and requisition preparation.

c.

(1) TITLE AND LOCATION *(City and State)*

South Village CDD, District Engineer
South Village CDD | Orange Park, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager. Continuous engineering services for pond bank reconstruction, including needs analysis covering facilities, resident projections, service areas, costs, facility lifespan, and financial planning. Additionally, comprehensive public facilities reports detail existing and future facilities, financing, schedules, and capacity projections to ensure regulatory compliance and informed evaluations.

d.

(1) TITLE AND LOCATION *(City and State)*

World Golf Village, HOA, Pond Evaluations
MAY Management Services, Inc. | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2020	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager. Engineering services for approximately 45 stormwater management facilities. Each facility underwent a comprehensive assessment, resulting in detailed reports covering slope conditions, control structures, orifices, vegetation, erosion, permit compliance, required repairs, and preventive maintenance recommendations.

e.

(1) TITLE AND LOCATION *(City and State)*

Arbors at Valencia
Lennar Homes | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2019	2019

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager. Professional engineering services for a new subdivision to include 200 single-family home sites. Services included site planning, re-zoning assistance, construction plans detailing site, paving, grading and drainage plans, utility plans, parking lot addition, construction administration and certifications, and bid assistance.

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
Rob A. Matthews III, PE	Principal-in-Charge	28	20

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

DCCM – St. Augustine, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
MS, Civil Engineering – Clemson University BS, Civil Engineering – Clemson University	Florida, South Carolina - Professional Engineer

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

FDOT Prequalification Work Groups 3.1, 3.2, 13.6. Board of Directors - The Arc of the St. Johns; Advisory Board - Creekside High School Engineering Academy; Florida Engineering Society; American Society of Civil Engineers; St. Johns County Economic Development Executive Council, Past Chair; St. Johns County Chamber of Commerce, Past Chairman. Publications, Awards, Etc.: Jacksonville Business Journal; “40 under 40” – 2012

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Cimarrone POA Master Drainage System Study
CPOA Board of Directors | Jacksonville, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2015	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Principal-in-Charge. Provided complete oversight of project components as specified in the continuing service contract for this large subdivision located on CR 210. Project scope included an evaluation of the master drainage plan for the subdivision to make recommendations and resolve problem areas.

b.

(1) TITLE AND LOCATION *(City and State)*

Julington Creek Plantation POA, Continuing Engineering Services
Vesta Property Services | Fruit Cove, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2019	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Principal-in-Charge. Provided complete oversight of project components as specified in the continuing service contract for this large subdivision located in NW St. Johns County. Project scope included evaluations of roadway pavement condition, redesign of curbing, traffic study evaluation, and evaluation of drainage issues.

c.

(1) TITLE AND LOCATION *(City and State)*

Wynnfield Lakes CDD, District Engineer
Wynnfield Lakes CDD | Jacksonville, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Principal-in-Charge. Performed a 20-year Wastewater and Stormwater Needs Analysis for the Wynnfield Lakes CDD in Duval County, Florida, including system capacity, cost forecasting, facility lifespan, and funding strategies. Also conducted topographic and easement surveys for drainage features along residential lots, including utility inverts and tree location mapping.

d.

(1) TITLE AND LOCATION *(City and State)*

Sweetwater Creek CDD, District Engineer
Sweetwater Creek CDD | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Principal-in-Charge. Ongoing construction administration services for the Sweetwater Creek CDD, including a partial drainage assessment of ponds, outfalls, and structures, as well as an as-built survey of drainage swales at 202 Rincon Drive. Scope includes field inspections, documentation, punch list generation, and survey data collection to support stormwater maintenance and drainage performance.

e.

(1) TITLE AND LOCATION *(City and State)*

Sea Gate North Drainage
May Management | St. Augustine Beach, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Principal-in-Charge. Prepared a drainage evaluation for the Sea Gate North community, assessing stormwater infrastructure and identifying improvements to mitigate saltwater intrusion and increase flood protection. Work included reviewing existing conditions, rerunning stormwater models to current standards, and producing a report and exhibit of findings. Services included site visits and coordination but excluded design and permitting.

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
Branden Marcinell, EI	QA/QC Manager	9	9

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

DCCM – St. Augustine, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
AA, Business Management – St. Johns River State College BS, Civil Engineering (minor in Construction Management) – University of North Florida	

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

FDOT Asphalt Pavement levels 1 & 2; OSHA 10; FDEP Qualified Stormwater Inspector; FDEP Stormwater Erosion and Sediment Control Inspector 1 & 2

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

The Oaks at Wildwood Utility Extension
Sunshine Realty | St. Augustine, Florida

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2022	2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Engineer. Provided civil engineering and permitting services for Oaks @ Wildwood in St. Johns County, FL. Scope included lift station, forcemain, and waterline design, utility coordination, and permitting. Responded to County review comments and revised submittals to address infrastructure standards and future connections.

b.

(1) TITLE AND LOCATION *(City and State)*

Julington Creek Plantation Road and Storm Evaluation
Leland Management - St. Augustine | St. Johns, Florida

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Engineer/Inspector. Providing engineering services for the Julington Creek Plantation Master Drainage Improvements. Scope includes stormwater system evaluation, conceptual model and layout, SJRWMD coordination, preliminary cost estimate, and optional grant application support.

c.

(1) TITLE AND LOCATION *(City and State)*

245 / 249 Rivershore Lane Modifications
Brian Sass | St. Augustine, Florida

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2021	2021

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

QA/QC. Provided engineering and permitting services for shared driveway improvements at 245 and 249 Rivershore Lane in St. Augustine, FL. Scope included concept planning, construction documents, utility coordination, and construction administration. Plans addressed grading, stormwater, and utility design in compliance with St. Johns County standards.

d.

(1) TITLE AND LOCATION *(City and State)*

James Property Drainage
Carter Environmental | St. Augustine, Florida

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2021	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

QA/QC. Provided permitting support for the James Property Drainage project in St. Augustine, Florida. Our team coordinated with FDEP to help the client meet drainage-related permitting requirements.

e.

(1) TITLE AND LOCATION *(City and State)*

La Valley Lot Grading Plan - Sea Colony
Chris La Valley | St. Augustine, Florida

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2022	2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

QA/QC. Prepared a lot grading plan for a single-family residence in the Sea Colony community in St. Augustine, FL. Services included coordination with the architect and review board, plan development, and support through community review and approval.

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
Dylan Scanlon, EI	Roadway Engineer	12	12

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

DCCM – St. Augustine, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
BS, Civil Engineering - University of North Florida	

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

FDEP Qualified stormwater inspector
Auto-CAD Certification

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Rock Springs Subdivision PUD
Rock Springs Farm LLC | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2021	2021

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Engineer. Provided engineering, permitting, and construction-phase services for the 182-lot Rock Springs Subdivision in St. Johns County, FL. Scope included revised site planning, floodplain mitigation, utility and roadway design, off-site improvements, landscape design, and inclusion of a County-owned public park in coordination with SJC Parks and Recreation.

b.

(1) TITLE AND LOCATION *(City and State)*

Stillwater
Lennar | Fruit Cove, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2024	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Engineer. Provided engineering design, permitting, and certification services for Stillwater, a 550-unit age-restricted community with an 18-hole golf course, clubhouse, aquatics center, and recreation amenities. Scope included infrastructure design, utilities, roadway improvements, and coordination with SJC, WMD, JEA, FDEP, and ACOE, including over 10,000 feet of reclaimed water, water, and sewer mains.

c.

(1) TITLE AND LOCATION *(City and State)*

Winding Oaks
Pulte Group | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2022	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Engineer. Provided engineering and permitting services for Winding Oaks residential development in St. Johns County. Scope included site layout, roadway, stormwater, water, and sewer design; erosion control planning; and permitting through St. Johns County and SJRWMD. Project was delivered in multiple phases.

d.

(1) TITLE AND LOCATION *(City and State)*

Longleaf Pine Parkway Widening
ICI Homes | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Engineer. Provided engineering design, permitting, and construction administration services for the 0.63-mile widening of Longleaf Pine Parkway (CR 244) in St. Johns County, FL. Project included converting a two-lane road to a four-lane divided roadway with stormwater improvements, signage, MOT, and permitting through SJC and SJRWMD. Services also included construction oversight, shop drawing review, and agency coordination.

e.

(1) TITLE AND LOCATION *(City and State)*

Woodlawn Road Corridor Improvements
St. Johns County Public Works Department | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Engineer. Provided design, permitting, and construction administration for Woodlawn Road Corridor Improvements from SR 16 to White House Blvd in St. Augustine, FL. Scope included roadway widening, paved shoulders, sidewalks, roundabout design, drainage and utility coordination, 30/60/100% construction plans, SUE and geotechnical investigation, MOT, and public agency coordination. Supported by CTSi and ECS Florida.ort.

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
Eric Lanehart, PLA, ISA	Landscape Architect	28	5

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

DCCM – Jacksonville, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
Masters of Landscape Architecture – Virginia Tech BS, Agriculture – University of Florida	Florida, Indiana – Professional Landscape Architect

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

ISA Certified Arborist FL, FDOT Prequalification Work Group 15

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Aquatics Phase 2
Sampson Creek CDD | St. Augustine, Florida

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager. Providing engineering and landscape architecture services for the Sampson Creek CDD Aquatics Phase 2 project. Scope includes site planning, grading, drainage design, landscape enhancements, construction plan preparation, permitting with St. Johns County, and stakeholder coordination.

b.

(1) TITLE AND LOCATION *(City and State)*

South Village CDD, District Engineer
South Village CDD | Orange Park, Florida

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Landscape Architect. Continuous engineering services for pond bank reconstruction, including needs analysis covering facilities, resident projections, service areas, costs, facility lifespan, and financial planning. Additionally, comprehensive public facilities reports detail existing and future facilities, financing, schedules, and capacity projections to ensure regulatory compliance and informed evaluations.

c.

(1) TITLE AND LOCATION *(City and State)*

Grand Reserve East Amenity Center
Century Communities | Palm Coast, Florida

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Landscape Architect. Providing civil engineering services for Reserve East and the Grand Reserve Amenity Center in Flagler County, FL. Scope includes site development plans, grading and drainage design, utility coordination, and permitting support for residential and amenity infrastructure.

d.

(1) TITLE AND LOCATION *(City and State)*

Annabelle Island KB Home Plan Update
KB Home Jacksonville, LLC | Green Cove Springs, Florida

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2024	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Project Manager. Provided landscape architecture services for the Annabelle Island KB Home Plan Update in Green Cove Springs, FL. Scope included revising landscape plans for code compliance, preparing a Clay County DRC major subdivision revision, and coordinating with the County Landscape Architect and landscape contractor to finalize tree inch calculations. Also supported permit processing and documentation.

e.

(1) TITLE AND LOCATION *(City and State)*

Kirkwood Grove
Atlee Development Group, Inc. | Jacksonville, Florida

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2025	2025

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Landscape Architect. Provided site design, utility infrastructure, drainage, and stormwater management services for Kirkwood Grove, a 48-unit townhome development in Duval County, including permitting and construction administration support. Landscape and irrigation designs were developed to meet city code and enhance community aesthetics, including full coordination of tree mitigation efforts.

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
Mike Silverstein	Construction Inspector	19	3

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

DCCM – St. Augustine, Florida

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
AS, Business Management – Nassau Community College	

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

OSHA 30; CST 1; FDOT Paving Level 2; Qualified Stormwater Management Inspector; ACI 2

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*

Palm Coast Plantation Capital Inspection
Palm Coast Plantation HOA | Palm Coast, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Inspector. Providing capital inspection services for Palm Coast Plantation, including evaluation of sidewalks and roadways, clubhouse pavers, and piper. Scope includes field inspections, reporting of deficiencies, repair specifications and bid packages, and coordination with HOA and contractors to support accurate contractor bidding negotiation and management and improvement execution. Manage and inspect construction as liaison between contractors and association.

b.

(1) TITLE AND LOCATION *(City and State)*

Middle Village CDD, District Engineer
Middle Village CDD | Orange Park, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Inspector. Serving as District Engineer under a continuing services contract, prepared the Public Facilities Report for Middle Village CDD. Scope included inventorying existing infrastructure, identifying future improvements, and documenting facility capacities to meet statutory requirements under Chapter 189.08, Florida Statutes.

e.

(1) TITLE AND LOCATION *(City and State)*

Double Branch CDD, District Engineer
Double Branch CDD | Orange Park, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Inspector. Serving as District Engineer under a continuing services contract, provided engineering services for the Double Branch CDD's Public Facilities Report. Scope included infrastructure inventory, capacity/demand evaluation, 7–10-year planning for improvements and replacements, and compliance with Florida Statutes Chapter 189.08.

d.

(1) TITLE AND LOCATION *(City and State)*

St. Augustine Beach & Tennis Drainage
Vesta Property Services | St. Augustine Beach, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Inspector. Provided engineering services for St. Augustine Beach & Tennis Club in St. Augustine, FL. Scope included drainage evaluation, summary reporting, ICPR stormwater modeling, stakeholder coordination, and community meeting support. Services informed future design options and addressed hydraulic connections to adjacent properties.

b.

(1) TITLE AND LOCATION *(City and State)*

Ocean Cay Anastasia Island HOA Erosion
Ocean Cay Anastasia Island HOA | St. Augustine, Florida

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

☑ Check if project performed with current firm

Inspector. Providing engineering assessment services for erosion issues affecting sidewalk and drainage infrastructure at Ocean Cay Anastasia HOA in St. Augustine, Florida. Scope includes permit research, field inspection of stormwater systems, and preparation of a findings report with recommended solutions. Coordination includes meetings with the HOA and property management.

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: **1**

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

South Village CDD, District Engineer
Orange Park, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Government Management Services	James Oliver	(904) 940-5850

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

DCCM serves as the District Engineer for the South Village Community Development District (CDD) in Clay County. Our team conducted a 20-year needs analysis as mandated by the 2021 legislative session, providing comprehensive insights into wastewater and stormwater services for the CDD. This analysis covered facility descriptions, resident projections, service areas, cost estimations, facility lifespan, financial histories, and funding plans.

Additionally, DCCM will assist in preparing a public facilities report, which is required every 7 years. This report will detail existing public facilities, ongoing and proposed projects, replacement schedules, completion timelines, and facility capacity projections. DCCM ensures compliance and transparency throughout these services to meet regulatory requirements.

As District Engineer, DCCM has also assisted with various drainage issues throughout the community and added golf cart parking at the main amenity center. One major drainage issues involved the redesign of a failed stormwater outfall structure with a more appropriate design, and coordinating construction with the contractor and CDD board.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

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: **2**

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

Stillwater Development and CDD, District Engineer
St. Johns, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Lennar Homes	Ginny Feiner	(904) 380-0779

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

DCCM is providing professional engineering services for the Stillwater development, an age restricted community with 550 single family and multifamily duplex units and an 18-hole golf course with associated amenities and infrastructure. The amenities include an 18,828 SF clubhouse building, a 2,109 SF Aquatics building with associated pool, a 600 SF driving range concession and restroom building with associated driving range bays, and a 9,098 SF maintenance facility. Additional recreational amenities include a 2.5 acre driving range, two full size tennis courts, two full size pickle ball courts, a bocce ball court and special event lawn space.

DCCM coordinated the design and permitting with SJC, WMD, JEA, FDEP and ACOE. DCCM is also responsible for certifications of the completed construction which requires routine site visits throughout construction and conducting an as-built review along with review of all testing documents.

As District Engineer, DCCM actively manages a comprehensive project, providing essential services such as reporting, professional engineering, and construction oversight. The project encompasses a range of tasks and maintenance services as directed by the Board, ensuring overall success.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

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: **3**

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

Sampson Creek CDD, District Engineer
St. Augustine, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

23. PROJECT OWNER'S INFORMATION

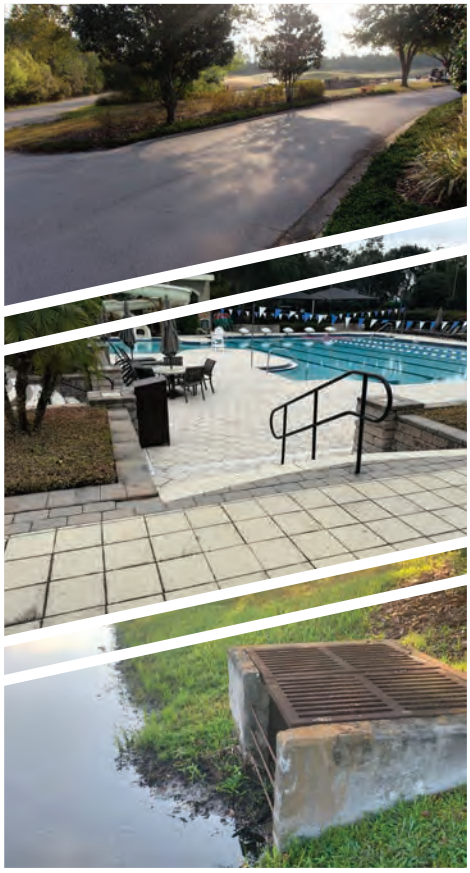
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Sampson Creek CDD	Ernesto Torres	(904) 940-5850

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

DCCM was selected by Sampson Creek Community Development District (CDD) to provide professional civil engineering, landscape architecture, and architecture services under an active Continuing Services Contract. This agreement enables DCCM to serve as a trusted partner for on-call design, consulting, and inspection needs for capital improvement initiatives throughout the community.

Under this contract, DCCM has completed or is currently engaged in a range of projects including roadway inspection and maintenance reporting, amenity center renovations, architectural concept planning, aquatics upgrades, and future recreational enhancements. Services have included concept development, site layout, grading and drainage, permitting coordination, construction documentation, and construction phase support.

The Continuing Services Contract structure allows the District to leverage DCCM's expertise efficiently and responsively, supporting both long-term planning and near-term infrastructure needs while maintaining alignment with CDD goals, budgets, and schedules.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

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: **4**

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

Olympus Development and CDD, District Engineer
Clermont, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

23. PROJECT OWNER'S INFORMATION

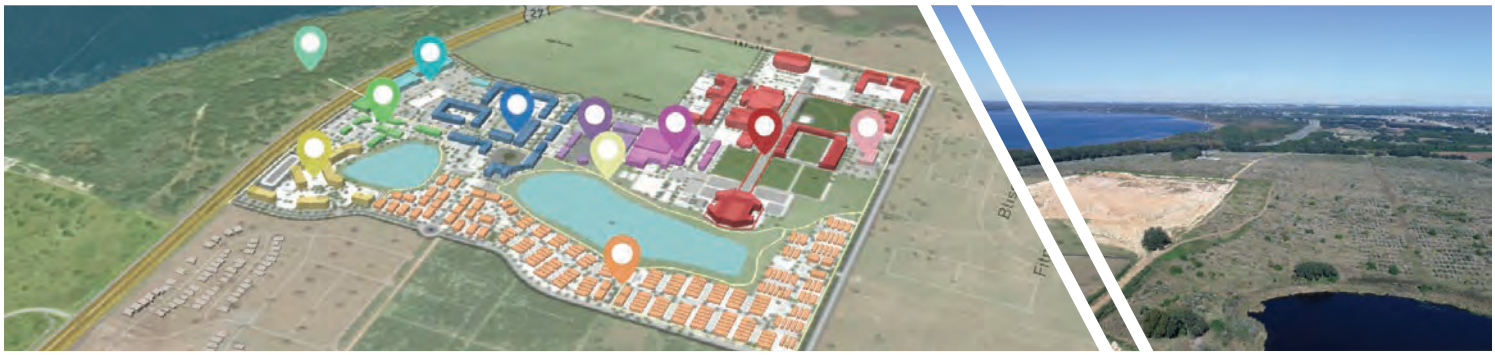
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Olympus CDD	Lynne Mullins	407) 723-590

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

DCCM is providing engineering and landscape services for the Olympus Mixed-Use Development in Clermont along US Highway 27. This development is a key part of Clermont's "Wellness Way" corridor, spanning a vast 16,000-acre region. Olympus project shares space with major residential developments from builders like Lennar and Pulte, and it sprawls across 247 acres of land that was previously an orange grove, featuring hilly terrain and two preserved low spots transformed into a large lake and wetland area. To facilitate the funding and construction of Olympus, the Olympus CDD was formed, and DCCM is the District Engineer, overseeing various subcontractors and the public bidding process to ensure fairness in contract awards. The development is divided into five distinct phases, each with unique infrastructure and construction requirements, including roads, utilities, and commercial spaces, as well as a sports campus with diverse facilities.

The Olympus development will seamlessly integrate a variety of property types, including single-family and multifamily residences, along with diverse commercial components such as retail outlets, offices, medical facilities, restaurants, and hotels. The project is set to offer numerous amenities like a welcome center, an extensive trail network connecting all phases, open spaces, parks, and an amphitheater. DCCM's role as the CDD engineer involves comprehensive oversight, ensuring transparency and equity throughout the project's development phases and adhering to rigorous governmental entity regulations and processes.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

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: **5**

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

Palm Coast Plantation Capital Inspections
Palm Coast, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	NA

23. PROJECT OWNER'S INFORMATION

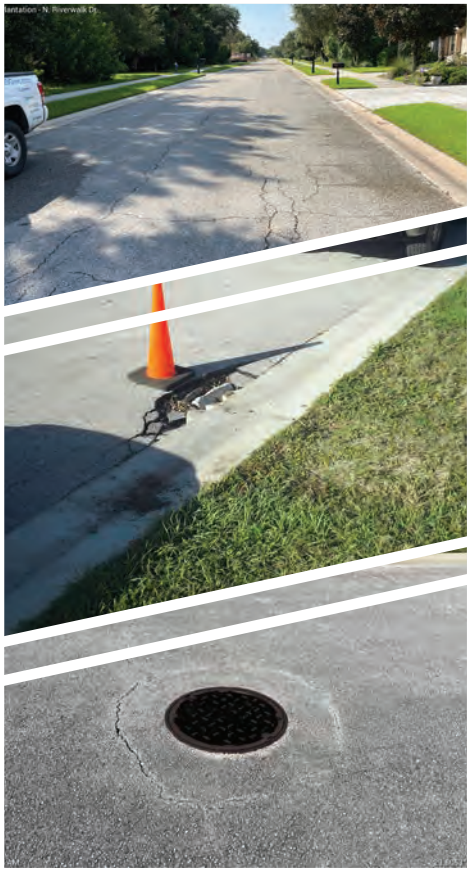
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Palm Coast Plantation HOA	Glenn Rollo	(954) 309-7003

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

DCCM has provided phased engineering services for the Palm Coast Plantation Paving project located at 122 Emerald Lake Drive in Palm Coast, Florida. The project began with a roadway re-assessment, followed by design adjustment and planning services, cost estimating, coordination, and client meetings to support phased pavement maintenance and rehabilitation throughout the neighborhood.

The scope included a pavement inspection to compare existing conditions against prior assessments, with the goal of refining pavement improvement phasing. DCCM conducted on-site evaluations, coordinated with the Homeowners Association (HOA), and updated specifications and limits for repairs. Following this, a detailed preconstruction paving cost estimate was developed, outlining material and labor pricing by phase. Continued support included meetings and documentation to guide HOA decision-making and future board planning, as well as coordination with contractors and permitting agencies.

The services were delivered through multiple contracts and amendments, ensuring alignment with HOA needs and compliance with County and Water Management District requirements. DCCM's work provided a comprehensive plan for phased paving improvements and ensured a collaborative and data-driven approach to pavement management for the community.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

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: **6**

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

Julington Creek Plantation Road and Storm Evaluation
St. Augustine, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2019	NA

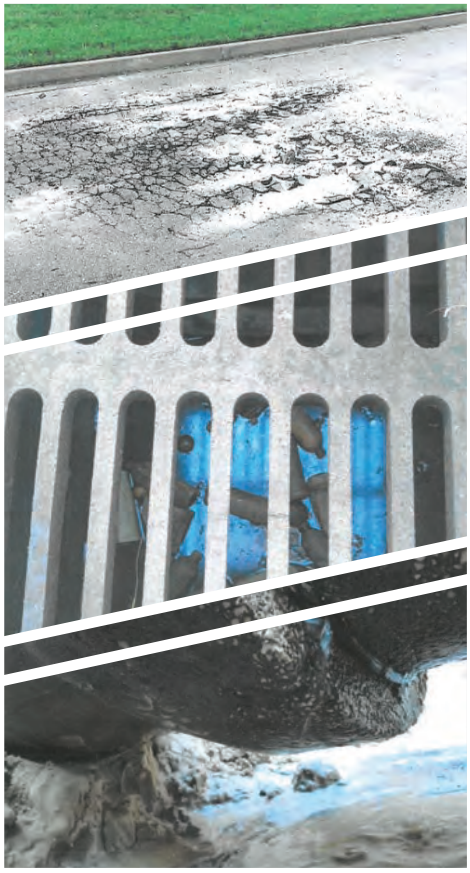
23. PROJECT OWNER'S INFORMATION

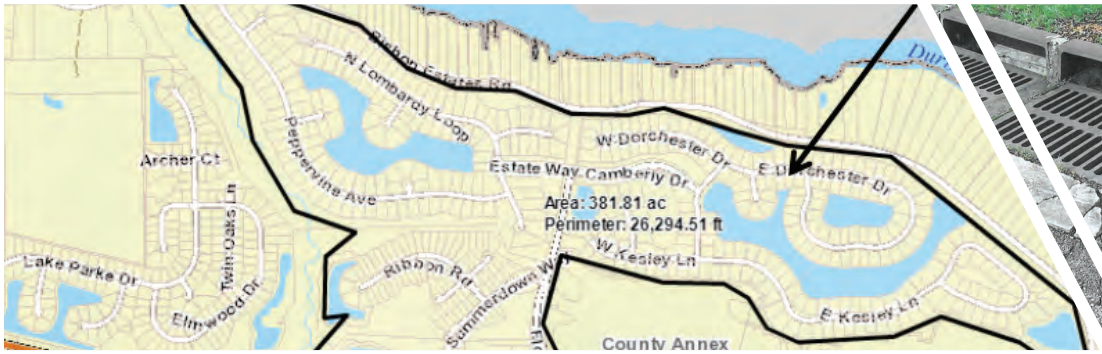
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Leland Management	Joseph Estrada	(941) 677-1360

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

DCCM provided professional engineering services for the Julington Creek Plantation (JCP) Master Drainage Improvements. The scope of work includes evaluating the existing stormwater system, preparing a conceptual stormwater model, and developing concept-level alternatives to address drainage concerns. Additional tasks include coordination with the St. Johns River Water Management District (SJRWMD), preparation of a conceptual layout exhibit, preliminary construction cost estimation, and assistance with grant application support if requested.

These services will help identify viable stormwater improvements within Julington Creek Plantation and provide the necessary technical documentation to support planning and funding efforts.







25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

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: **7**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ocean Walk Drainage Assessment ***St. Augustine Beach***	2021	2024

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
City of St. Augustine Beach	William Tredik	(904) 471-1119

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

As part of the City of St. Augustine Beach's ongoing resiliency improvements, DCCM was contracted to provide full construction administration services for the Ocean Walk Phase I Drainage Improvements project. Funded through FDEP Grant Agreement #LPA0222, DCCM's responsibilities included managing construction activities, ensuring quality control, coordinating with City personnel, maintaining schedule adherence, and supporting documentation for project compliance. These efforts contributed to the successful implementation of essential drainage upgrades aimed at enhancing stormwater performance and mitigating flood risks in the community.

DCCM served as the Owner's Consultant, working closely with the City's Public Works Director, project contractors, and sub-consultants to ensure successful field execution. The team provided oversight and coordination aligned with the City's goals for long-term stormwater infrastructure resilience and regulatory compliance. This project built on the recommendations from a previous drainage assessment also led by DCCM.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

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: **8**

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

Queen's Harbour Yacht & County Club Assessment
Jacksonville, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2020	NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Queen's Harbour Yacht & County Club HOA	Bethann Ridikas-Parker	(904) 221-8859

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

DCCM was retained to provide professional engineering services for an engineering assessment of the Queen's Harbour neighborhood stormwater drainage system. The assessment covered over 20 ponds, stormwater inlets, pipes, manholes, and outfalls.

All available as-built information on the existing stormwater management system was collected and consolidated, which included the review and verification/ confirmation of the SJRWMD permits for the development. In addition, DCCM reviewed television reports of the storm system prepared by the client's pipe TV contractor. As part of this review and consolidation, our team prepared a master map of the stormwater management/drainage system for the community's records and future planning and assessment.

The written assessment identified all areas needing corrective measures, recommendation for time of repairs, estimate of probable costs for repairs, and operation and maintenance guidelines/manual for the stormwater system components.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

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: **9**

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

Samara Lakes Pond Inspection
St. Augustine, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2021	NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Samara Lakes Homeowners Association	Amy Newhouse	(904) 909-2802

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

DCCM executed a comprehensive project, conducting a thorough review of Water Management District records for the property. This involved summarizing all recorded permits, delineation limits, and associated pond boundaries, with compliant permits validated and non-compliance addressed through detailed corrective measures. The team documented these outcomes in accessible language for community records, including numerical or action requirements for each compliance item. Simultaneously, our team assessed stormwater management facility data, identifying and documenting significant deficiencies.

On-site inspections covered approximately 5 miles of pond perimeter and specific drainage easement areas, capturing images for ponds and connected structures. Deficiency locations were marked on civil plans, offering a comprehensive overview of the project area. DCCM also evaluated up to three contractor bids, focusing on permit compliance and addressing deficiencies identified during on-site inspections. The bidding documents provided competent contractors with the essential information for comprehensive repairs or improvements.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

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: **10**

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

St. Johns Golf Club Course Drainage Improvements
Elkton, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2022	NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
St. Johns County Engineering Department	Brian Kelsay	(904) 209-0115

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

DCCM provided professional engineering services for the St. Johns County Golf Club Course to elevate the golfing experience at the club through strategic enhancements by addressing drainage issues and adding a carefully planned stormwater pond. The project modified the SJRWMD permit to ensure environmental compliance.

Our team conducted comprehensive assessments, scrutinizing every part of the course to pinpoint concerns. This detailed report guided the strategic planning and implementation of drainage solutions, ensuring the project addressed both existing and potential challenges. The precision of these inspections and the subsequent report played a crucial role in delivering a golf course that exceeded expectations in functionality and aesthetic appeal.

Collaborating with a skilled golf architect, the initiative seamlessly integrated drainage solutions into the course redesign, improving playability and aesthetics. While the irrigation pump infrastructure remained unchanged, a thorough review confirmed its compatibility with the new drainage system. The project successfully delivered a high-quality golf course, showcasing a commitment to environmental responsibility and sustainable practices.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	DCCM	St. Augustine, Florida	Prime

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL *(From Section E, Block 12)*	27. ROLE IN THIS CONTRACT *(From Section E, Block 13)*	28. EXAMPLE PROJECTS LISTED IN SECTION F *(Fill in "Example Projects Key" section below before completing table. Place"X" under project key number for participation in same or similar role.)*									
		1	2	3	4	5	6	7	8	9	10
Alex Acree, PE	Project Manager	X	X	X	X		X				
Rob A. Matthews III, PE	Principal-in-Charge	X	X	X	X	X	X	X	X	X	X
Branden Marcinell, EI	QA/QC Manager		X	X	X	X	X	X	X	X	X
Dylan Scanlon, EI	Roadway Engineer	X	X		X		X	X			
Eric Lanehart, PLA, ISA	Landscape Architect	X	X	X	X	X					
Mike Silverstein	Construction Inspector	X	X	X	X	X					X

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT *(From Section F)*	NUMBER	TITLE OF EXAMPLE PROJECT *(From Section F)*
1	South Village CDD, District Engineer	6	Julington Creek Plantation Road and Storm Evaluation
2	Stillwater Development and CDD, District Engineer	7	Ocean Walk Drainage Assessment
3	Sampson Creek CDD, District Engineer	8	Queen's Harbour Yacht & Country Club Assessment
4	Olympus Development and CDD, District Engineer	9	Samara Lakes Pond Inspection
5	Palm Coast Plantation Capital Inspections	10	St. Johns Golf Club Course Drainage Improvements

H. ADDITIONAL INFORMATION

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

To fully address the criteria requested in the RFQ, we offer the following additional information. This further demonstrates DCCM's expertise and capabilities to perform all work that is anticipated under this contract as District Engineer for the Beach CDD.

ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

DCCM is equipped with a local team of professionals including engineers, technicians, inspectors, planners, landscape architects, and project administrators, who bring extensive experience in a wide range of projects. This encompasses construction plans and specifications for land development, transportation systems, Signing & Pavement Markings, Maintenance of Traffic, stormwater management, utilities, structures, and permits from various authorities. Our Project Managers, Team Leaders, Engineers, and Technicians possess firsthand expertise in protocols, design criteria, and filing conventions necessary for permit and project approval.

Our key staff for this project team are experts in their disciplines and well suited to provide the continuing engineering services required of your District Engineer. Our project management team and discipline leads are supported by other highly skilled engineers, technicians, and designers to provide a well-rounded and well-staffed production force.



Alex Acree, PE | VP of Production | Proposed Role: Project Manager

As Project Manager, Alex will offer technical expertise and support throughout the planning, design, and implementation of the civil engineering design. He will take charge of preparing engineering drawings and specifications, coordinate with contractors and suppliers, and provide supervision for construction activities, including attending district meetings to ensure seamless project execution.



Rob A. Matthews III, PE | CEO/President | Proposed Role: Principal-in-Charge

As Principal-in-Charge, Rob will provide strategic direction and overall leadership to the project. He will be responsible for setting the vision, goals, and objectives of the project and ensuring they are effectively communicated and implemented. Rob will oversee key aspects such as client relations, project delivery, financial management, and quality control. He will play a critical role in decision-making, managing resources, fostering client relationships, and maintaining the overall success of the project.



Branden Marcinell, EI | Closeout & QC Manager | Proposed Role: QA/QC Manager

As QA/QC Manager, Branden will ensure that the deliverables, services, and processes meet or exceed established quality standards. He will be responsible for developing and implementing quality management systems, procedures, and protocols to ensure consistency and compliance with regulations and client requirements.



Dylan Scanlon, EI | Project Manager | Proposed Role: Roadway Engineer

As Roadway Engineer, Dylan will play a pivotal role in the planning, design, and execution of transportation infrastructure projects. His responsibilities will encompass a wide range of tasks related to transportation systems, aimed at enhancing safety, efficiency, and sustainability for Beach CDD.



Eric Lanehart, PLA, ISA | Director of Landscape Architecture | Proposed Role: Landscape Architecture

As Landscape Architect, Eric will lead the design of sustainable and functional outdoor spaces. He will develop planting plans, hardscape layouts, and green infrastructure that meet environmental goals and client needs.



Mike Silverstein | Director of Field Services | Proposed Role: Construction Inspector

As Construction Inspector, Mike will oversee field activities to ensure compliance with plans and specifications. He will conduct inspections, monitor contractor performance, and support quality assurance throughout construction.

H. ADDITIONAL INFORMATION

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

CERTIFIED MBE

DCCM is not a certified MBE.

WILLINGNESS & ABILITY TO MEET TIME & BUDGET REQUIREMENTS

The DCCM Team commits to meeting the schedule and budget goals of the Beach CDD. DCCM will determine the most cost-effective solutions and time saving measures for all project improvements issued under this contract.

Our team will be led by Alex Acree, PE, as the Project Manager. With the responsibility of managing this contract, Alex will oversee the resources needed to fulfill the requirements.

For each submittal, we establish advanced internal deadlines to allow for proper quality control of the deliverables as well as early submittals. Progress reports will be provided to the Project Manager including action items and schedule status reports. Some other measures we will apply to control the project schedule and budget include executing a detailed Project Management Plan, applying a strong QA/QC plan focused on constructibility reviews, developing a well-defined scope and updating the project cost estimate at every stage of the plans submittals, and early start on all critical issues such as public involvement, permitting and utility coordination.

DCCM has a record of completing work on time and within budget. In fact, nearly every one of Matthews | DCCM's projects have met these requirements. For work requiring quick turnaround, we adjust work schedules as necessary to meet our client's needs. We commit to continuing our impressive service record by providing prompt responses and the delivery of quality construction documents.

CONSULTANT'S PAST EXPERIENCE/PERFORMANCE

DCCM has maintained work/task order driven continuing service contracts for several years and has the experience and resources necessary to anticipate and compensate for these challenges. Through efficient scheduling, a dedicated workforce, solid experience, and proven record of success with past projects, DCCM has earned a reputation for providing high-quality, innovative engineering solutions in a timely and cost-effective manner.

Additionally, DCCM has a demonstrated history of success as a construction manager for various Community Development Districts. Our proactive construction management approach has consistently resulted in significant time and cost savings for our clients, particularly in the effective repair and mitigation of civil-related infrastructure failures.

DCCM has completed multitude private development projects within its service area. These projects involved planning, design, and permitting, and many involved construction inspection. Pertinent to the interests of this RFQ, our expertise includes application of the latest versions of ICPR and PONDS hydrologic software applications to address issues associated with stormwater infrastructure including stormwater ponds, and pond bank design and reconstruction. Clients that entrust DCCM to perform these professional services on a continuing basis include:

- Antigua Community Development District (Continuing Engineering Services - District Engineer)
- Madeira Community Development District (Continuing Engineering Services - District Engineer)
- Sampson Creek Community Development District (Continuing Engineering Services - District Engineer)
- Stillwater Community Development District (Continuing Engineering Services - District Engineer)
- South Village Community Development District (Continuing Engineering Services - District Engineer)
- Tolomato Community Development District, Nocatee (Continuing Engineering Services - District Engineer)
- Olympus Community Development District (Continuing Engineering Services - District Engineer)
- Flagler Estates Road and Water Control District (Continuing Engineering Services - District Engineer)
- Duval County Public Schools (Continuing Engineering Services)
- St. Johns County School District (Continuing Engineering Services)
- St. Johns County (Continuing Engineering Services)
- St. Johns County Parks and Recreation Department (Continuing Engineering Services)

H. ADDITIONAL INFORMATION

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

- St. Johns County Airport (Civil Engineering Subconsultant Continuing Services)
- City of St. Augustine (Continuing Contract for Professional Services - Civil & Environmental Engineering)
- City of Jacksonville (A/E Continuing Services for Misc. Park Improvement Projects)
- City of Green Cove Springs (Continuing Engineering Services for Water, Wastewater, Drainage, Stormwater, Roadway & Parks)
- City of Flagler Beach (Emergency Civil/Structural Engineering, Planning & Emergency Management Support Services for Disaster Recovery)
- Flagler County (Continuing Civil Engineering Services)
- Flagler County School District (Continuing Civil Engineering Services)
- Putnam County (Continuing Professional Engineering Services)
- St. Johns River State College (Continuing Civil Engineering Services)
- Catholic Diocese of St. Augustine (Civil Engineering Services)
- Florida Department of Transportation, District 2 (Continuing Services Sub-consultant for Landscape Design)
- Florida Department of Military Affairs (Continuing Engineering Services)

GEOGRAPHIC LOCATION

DCCM's St. Augustine office is located just north of the historic district at 7 Waldo Street in St. Augustine, Florida and will have direct responsibility for work performed under this contract. Our Jacksonville office is located at 4600 Touchton Road, Building 200, Suite 175. Our close proximity, ~9 miles, to Beach CDD, make our staff readily available to serve the needs of the District. This office location is important during permitting and construction to ensure timely responses.

RECENT, CURRENT & PROJECTED WORKLOADS

DCCM assumes ultimate responsibility for project management, allocation of resources, and for the completion of projects assigned with respect to cost, schedule, and quality. Each of our team members have the capacity to accommodate the project requirements as described in this RFQ, and we have additional resources on-hand to provide support as needed. DCCM and its team are well staffed and available to meet the needs for this contract.

DCCM openly and frequently communicates with our team and is in control over the resources needed, both in-house and with our teaming partners, to provide the assurance that there will not be unforeseen delays. Our team has an enviable record of completing work on time and within budget. The level of service and quality products that DCCM's professional and technical staff delivers on a daily basis has earned our firm an excellent reputation and record for repeat business. This is indicative of the high level of client satisfaction with our performance and work products, our ability to meet deadlines, and keep projects within budgetary guidelines.

Each staff member is tracked using an internal forecast tool, which allows us to view/analyze workload projections on an individual level. We account for 80% of each person's time for ongoing projects, leaving 20% available for new opportunities, such as the projects outlined in the RFQ. As we continue to hire and on-board new employees, our availability will increase. The graph below shows the available vs planned hours for our technical staff from December 2025 through November 2026.

	2025	2026										
	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Available Hrs	5,589	5,346	4,617	5,103	5,346	5,346	5,103	5,589	5,103	5,346	5,346	4,860
Planned Hrs	4,471	4,276	3,693	4,082	4,276	4,276	4,082	4,471	4,082	4,276	4,276	3,888

H. ADDITIONAL INFORMATION

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

VOLUME OF WORK PREVIOUSLY AWARDED TO CONSULTANT BY DISTRICT

DCCM has not previously performed work for the Beach CDD.

REFERENCES

Ernesto Torres, Sampson Creek CDD
904-940-5850
etorres@gmsnf.com

Daphne Gilyard, Stillwater CDD
877-276-0889
gillyardd@whhassociates.com

Leslie Gallagher, Madeira CDD
904-838-7153
LGallagher@rizzetta.com

Shelly Vongchanta, St. Johns County
904-209-0150
svongchanta@sjcfl.us

TECHNICAL EXPERIENCE

Stormwater Management & Permitting

Stormwater management engineering requires the seamless integration of site function, civil infrastructure, regulatory requirements, and client goals and objectives. To execute a project with so many moving parts requires a team of professionals who are experienced in delivering projects of varying sizes for all types of clients. DCCM has an expert team of engineers and planners, and teams with other professionals that are proficient in their disciplines. We evaluate existing site conditions, including topography/pond banks, natural resources, wetlands and streams, drainage patterns, and existing or nearby utility and roadway infrastructure, so the site is contiguous with existing conditions and meets the intended use. DCCM ensures that site layouts maximize development and land use potential with cost-effective features.

DCCM is a leader in stormwater management design and permitting, and has completed stormwater studies and associated plans for projects ranging from single roadway intersections, to small, rapidly developing communities, cities, and counties. DCCM has developed innovative approaches that integrate the needs of both the private sector and the municipalities in the development of recommendations. DCCM's stormwater plans are routinely approved and implemented with minimal opposition. We are able to accomplish this by including our clients, as well as the regulatory agencies, at the early stages of a project to be part of the planning process and resolve any potential permitting design issues from the start.

Drainage Studies & Design

Dependent upon the soil characteristics, roadway swales will be designed for proper stormwater storage, treatment, and conveyance. In some instances, roadside swales can be regraded and used as linear ponds to provide water quality treatment and attenuation. Alternatively, attenuation in roadside swales can be provided using ditch blocks or raised inlets. Regardless of the unique location challenges, our drainage engineering professionals will evaluate and design improvements as necessary to reduce flooding at each project location. DCCM will manage these study/design efforts. Our objective is to create effective, low maintenance drainage systems that will operate optimally with less maintenance requirements.

Utility (Potable & Sanitary) Design & Coordination

A key aspect of a project's success requires an understanding of how existing utilities affect the design, maintenance schedule, and budget. DCCM provides this critical need and conducts all utility design for potable and sanitary water, while also coordinating with using agencies. All meetings and utility conflict resolution is led by our in-house professional engineers. All utilities will be identified, designed and mapped within the relevant project corridor. Our design will avoid utility conflicts when possible and keep any utility relocations or adjustments to a minimum. Additionally, our close relationship to many local utility agencies expedites production of accurate data and ultimately keeps the project moving forward, preventing delays. Effective utility coordination requires innovation, experience, and a team approach. DCCM is eager and equipped to begin.

H. ADDITIONAL INFORMATION

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

Grant Support & Administration

DCCM has a long history of working with small to large municipalities to ensure they maximize the benefit of their grants. Since 2008, DCCM has been involved with a number of projects financed in part with grant funds. DCCM served as lead consultant for the St. Johns County Community Development Block Grant (CDBG) Disaster Recovery Initiative to address stormwater drainage and other issues within the County. DCCM has also worked on the Hazard Mitigation Grant Program (HMGP) application, providing grant application assistance for Putnam County. This included gathering information, conceptual design drawings, an opinion of probable costs for proposed improvements, project schedule with timeline and key milestones, and a maintenance schedule for the proposed improvements. This experience demonstrates that DCCM is capable of handling the design and engineering as well as the timelines and processes associated with HMGP grants and working with the regulatory agencies such as the Department of Economic Opportunity (DEO). DCCM's extensive experience assisting counties and cities with grant-funded and grant-related public work projects has an estimated value exceeding $10M.

APPROACH TO PROJECT MANAGEMENT/METHODOLOGY

We understand that the role of an effective project manager is crucial for the overall success of any project. Therefore, the achievement of project objectives relies heavily on the implementation of effective project management practices throughout the project's entire life cycle. These practices encompass several key elements, including:



Project Understanding: The project manager has a deep understanding of CDD objectives, requirements, and outcomes, forming the basis to be a better steward for district projects, funds, and goals.

Budget & Schedule Control: Our managers vigilantly oversee budgets and schedules, monitoring expenses, resources, and implementing strategies to prevent cost overruns and delays.

Risk Management: Identifying and mitigating risks is crucial. Our managers assess potential obstacles, gauges their impact, and develops mitigation plans to keep CDD projects on track.

Effective Communication: Open and transparent communication with the CDD and project team staff is vital for success. This fosters collaboration and shared project objectives.

Quality Control (QC): Adherence to the QC Plan is fundamental. Our manager ensures quality standards are met, implements quality control measures, and conducts assessments for high-quality outcomes.

SCHEDULE MANAGEMENT AMONG TEAM MEMBERS

DCCM assumes ultimate responsibility for project management, allocation of resources among the team members, and for the completion of projects assigned with respect to cost, schedule, and quality. Each of our team members have the capacity to accommodate the District's project service requirements as described in this RFQ, and we have additional resources on-hand to provide support as needed. As a whole, DCCM is well staffed and we are available to meet the needs for this district engineer role.

H. ADDITIONAL INFORMATION

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DCCM a provider of design, consulting, and construction management services that focuses on infrastructure marketplaces across the United States. Through a family of complementary brand divisions, DCCM serves a variety of end markets while offering a national reach. Through strategic acquisitions and investments in organic growth, DCCM is able to offer an increasing depth of services across its growing customer base, including land planning, master plans, and commercial developments. DCCM is comprised of 1,000+ professionals across the country who specialize in multiple service lines. As part of DCCM, our team has the ability to tap into these resources as necessary to ensure project success.

DCCM openly and frequently communicates with our team and is in control over the resources we need, both in-house and with our sub-consultant partners, to provide the assurance that there will not be unforeseen delays.

DCCM has an enviable record of completing work on time and within budget. The level of service and quality products that DCCM's professional and technical staff delivers on a daily basis, has earned our firm an excellent reputation and record for repeat business. This is indicative of the high level of client satisfaction with our performance and work products, our ability to meet deadlines, and keep projects within budgetary guidelines. We attribute this success to our solid commitment to provide each client:

- Open Lines of Communication
- Knowledgeable Team Members
- Local and Available Staff
- Quick Response Time
- Flexibility of Industry Experts with a Wide Range of Technical Capabilities
- Well Thought Out Project Approach
- Schedule Based on Real Data
- Internal Meetings with Project Manager and Design Teams
- Frequent Project Meetings with Client
- Technical Review Team Assisting in QA/QC

FIRM LICENSURE & PREQUALIFICATIONS

DCCM is licensed to perform professional engineering and landscape architecture in the State of Florida through it's local division Matthews Design Group, LLC dba Matthews | DCCM. A copy of the firm's licenses, and key staff licenses, can be provided upon request. A copy of the firm's licenses, and key staff licenses, can be found at the of this section as Exhibit A.

FDOT Work Group Prequalifications

- 3.1 – Minor Highway Design
- 3.2 – Major Highway Design
- 7.1 – Signing, Pavement Marking and Channelization
- 10.1 – Roadway Construction Engineering Inspection
- 13.6 – Land Planning/Engineering
- 15 – Landscape Architect

Certifications

- Council of Landscape Architectural Registration Boards (CLARB) Certified Landscape Architect

FINANCIAL CAPACITY

DCCM is a Limited Liability Corporation. Bank and CPA reference can be provided upon request.

INSURANCE

DCCM carries General Liability insurance with a general aggregate limit of $2 million and Professional Errors and Omissions insurance with an aggregate limit of $2 million. Proof of insurance appears at the end of the additional information section as Exhibit B.

H. ADDITIONAL INFORMATION

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

LEGAL REQUIREMENTS AND DISCLOSURE

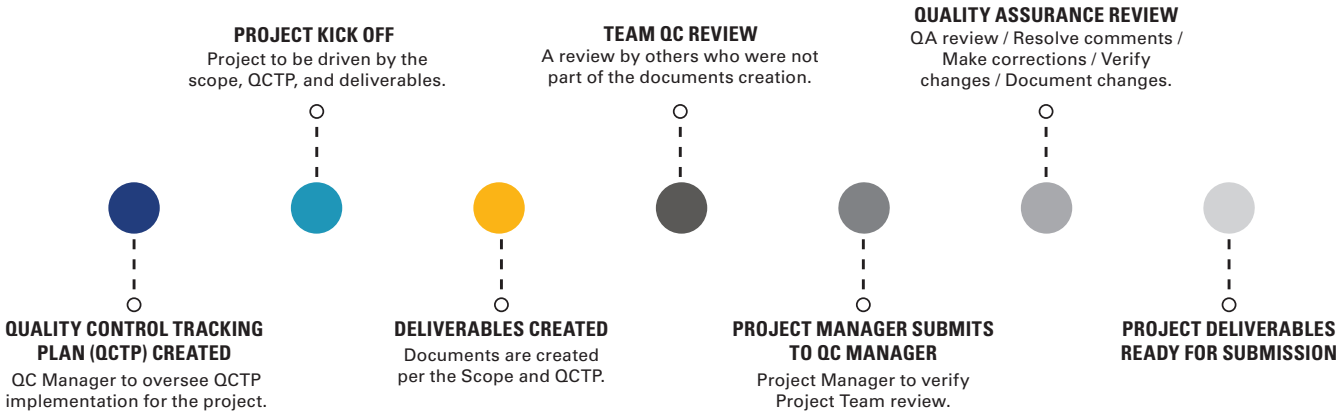
DCCM has never been removed from a design services contract nor failed to complete a contract as assigned. We pride ourselves on delivering quality work on time and within budget, maintaining strong relationships with our clients and project partners.

No person or affiliate associated with this submission has ever appeared on a convicted vendor list following conviction of a public entity crime.

DCCM currently has several minor claims and legal issues that we have been involved with. All issues have been resolved, with no outstanding claims or litigation pending. None of these will impact our ability to perform stellar services for Beach CDD.

Further, DCCM accepts its responsibility to comply with all federal, state, county, and local laws, ordinances and regulations that affect the services covered in the Beach CDD RFQ.

QUALITY & SCHEDULE CONTROL



DCCM has project management methods established to help monitor and track each and every project. To begin, each contracted project is set up so that the project team can work efficiently and effectively. Our firm utilizes Deltek to manage the budget and major milestones for each project. At any point during a project, a Project Manager and/or team member can look to see how much time and effort has been expended for each Phase and Task of any project. This level of information exists for every phase of the project and allows for each project to be accurately tracked as it progresses to the typical 30%, 60%, and 90% milestones.

In addition to the use of Deltek, DCCM has created an internal tracking system that tracks where each project is (firm wide), key milestones (including QA/QC), and allows for resource allocation (firm wide) so that project schedules can be met. It is important to know that every project is tracked and every Project Manager at our firm knows where each project is, its next step, and the resources that are required to get the task/phase done. Sub-consultants are managed so that the overall project schedule can be maintained, and the budget is adhered to. This includes weekly communication and coordination on project specifics, and monthly communication regarding the budget.

This system for project management allows us to control the quality of each and every deliverable. This ensures that we produce the highest quality of work so that projects can be efficiently permitted and constructed with an eye on cost savings. As deliverables move through the project tracking process, they are subject to a team review (originating team) and an independent review by a licensed PE who did not work on the project. This ensures that every deliverable has gone through a minimum of two reviews.

H. ADDITIONAL INFORMATION

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EXHIBIT A - LICENSES

State of Florida
Department of State

I certify from the records of this office that MATTHEWS DESIGN GROUP, LLC is a limited liability company organized under the laws of the State of Florida, filed on September 30, 2022.

The document number of this limited liability company is L22000424179.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 6, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Nineteenth day of February, 2025

Secretary of State

Tracking Number: 8089155403CU

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

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

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Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS *8:54:51 AM 11/21/2024*

Licensee Information

Name:	MATTHEWS DESIGN GROUP, LLC (Primary Name)
Main Address:	P.O BOX 3126 SAINT AUGUSTINE Florida 32085
County:	ST. JOHNS

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	26535
Status:	Current
Licensure Date:	08/22/2005
Expires:	

Special Qualifications	Qualification Effective

Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS *8:55:13 AM 11/21/2024*

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	MATTHEWS DESIGN GROUP, LLC (Primary Name)
Main Address:	7 WALDO STREET SAINT AUGUSTINE Florida 32084
County:	ST. JOHNS

License Information

License Type:	Landscape Architecture Business Information
Rank:	Business Info
License Number:	
Status:	Current
Licensure Date:	05/24/2023
Expires:	

Special Qualifications	Qualification Effective

Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

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

ACREE, ALEXANDER R
69 CROWN COLONY RD.
ST AUGUSTINE FL 32092

LICENSE NUMBER: PE73155
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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Ron DeSantis, Governor — Melanie S. Griffin, Secretary — FBPE

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

MATTHEWS, ROB A. III
370 PALMETTO ROAD
ST. AUGUSTINE FL 32080

LICENSE NUMBER: PE58425
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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Ron DeSantis, Governor — Melanie S. Griffin, Secretary — dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE
THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

LANEHART, ERIC J
12779 QUINCY BAY DRIVE
JACKSONVILLE FL 32224

LICENSE NUMBER: LA6666877
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/11/2023
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H. ADDITIONAL INFORMATION

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

EXHIBIT B - INSURANCE

Client#: 189537 DCCMLLC

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/26/2025

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 any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Michelle Wolfe	
Propel Insurance 1201 Pacific Avenue; Suite 1000 COM Middle Market Tacoma, WA 98402-4321	PHONE (A/C, No, Ext): 800 499-0933	FAX (A/C, No): 866 577-1326
	E-MAIL ADDRESS: michelle.wolfe@propelinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : American Guarantee and Liability Ins.Co	26247
INSURED Matthews Design Group, LLC DCCM, LLC 7 Waldo St St. Augustine, FL 32084	INSURER B : Zurich American Insurance Company	16535
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			GLO872027302	06/30/2025	06/30/2026	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
	X Bl/PD Ded:2,000						MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	X POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			BAP872027402	06/30/2025	06/30/2026	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB X OCCUR			SXS808437602	06/30/2025	06/30/2026	EACH OCCURRENCE	$10,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$10,000,000
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC872027202	06/30/2025	06/30/2026	X PER STATUTE OTH-ER	
	Y / N: N						E.L. EACH ACCIDENT	$1,000,000
							E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Sample	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE: Mitchell R. [illegible]

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MPW00

H. ADDITIONAL INFORMATION

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

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 06/27/2025

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).

PRODUCER Aon Risk Services Northeast, Inc. New York NY Office One Liberty Plaza 165 Broadway, Suite 3201 New York NY 10006 USA	**CONTACT NAME:** **PHONE (A/C. No. Ext):** (866) 283-7122 **FAX (A/C. No.):** (800) 363-0105 **E-MAIL ADDRESS:**
INSURED Matthews Design Group, LLC 7 Waldo Street St. Augustine FL 32084 USA	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A:** HDI Specialty Insurance Company 16131 **INSURER B:** **INSURER C:** **INSURER D:** **INSURER E:** **INSURER F:**

COVERAGES **CERTIFICATE NUMBER:** 570113861060 **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. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION						EACH OCCURRENCE AGGREGATE	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	
A	Architects & Engineers Professional			PID6558401S Claims Made SIR applies per policy terms & conditions	06/30/2025	06/30/2026	Per Claim Limit Aggregate Limit	$10,000,000 $10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of insurance.

CERTIFICATE HOLDER

Matthews Design Group, LLC
7 Waldo Street
St. Augustine FL 32084 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast, Inc.

Holder Identifier :

Certificate No : 570113861060

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

November 4, 2025

33. NAME AND TITLE

James Thompson, PE, DBIA | Chairman and Chief Executive Officer

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*

PART II - GENERAL QUALIFICATIONS
(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM *(or Branch Office)* NAME	DCCM North America, LLC
2b. STREET	1800 Post Oak Boulevard, Suite 450
2c. CITY	Houston
2d. STATE	Texas
2e. ZIP CODE	77056
3. YEAR ESTABLISHED	2021
4. UNIQUE ENTITY IDENTIFIER	JSWAVHBB11D7
5. OWNERSHIP	
a. TYPE	Limited Liability Corporation
b. SMALL BUSINESS STATUS	NA
6a. POINT OF CONTACT NAME AND TITLE	James Thompson, PE, DBIA | Chairman and Chief Executive Officer
6b. TELEPHONE NUMBER	713.874.9162
6c. E-MAIL ADDRESS	jthompson@dccm.com
7. NAME OF FIRM *(If Block 2a is a Branch Office)*	NA

8a. FORMER FIRM NAME(S) *(If any)*	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
NA	NA	NA

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. Number of Employees (1) FIRM	c. Number of Employees (2) BRANCH
06	Architect	18	
07	Biologist	2	
12	Civil Engineer	143	
15	Construction Inspection	73	
16	Construction Manager	15	
21	Electrical Engineer	5	
24	Environmental Scientist	4	
29	GIS Specialist	6	
32	Hydraulic Engineer	8	
34	Hydrologist	5	
38	Land Surveyor	124	
39	Landscape Architect	4	
42	Mechanical Engineer	6	
47	Planner: Urban/Regional	30	
48	Project Manager	29	
52	Sanitary Engineer	1	
57	Structural Engineer	6	
58	Technician Analyst	63	
60	Transportation Engineer	80	
62	Water Resources Engineer	20	
	Other Employees	377	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
B02	Bridges	8
C10	Commercial Building	7
C11	Community Facilities	6
C15	Construction Management	8
C16	Construction Surveying	7
C18	Cost Estimating	5
E01	Ecological & Arch Investigation	2
E02	Educational Facilities - Classroom	4
E03	Electrical Studies, Design	4
E09	Environ Imp Stud, Assess, or Stat	5
E10	Environmental and Natural Resource	2
E11	Environmental Planning	1
E12	Environmental Remediation	3
E13	Environmental Testing & Analysis	1
G01	Garages; Vehicle Maint Facility	3
G04	GIS Serv: Dev, Analysis & Data Coll	3
G05	Geospatial Data Conversion	2
G07	Highways, Streets, Parking	8
H08	Historical Preservation	1
H09	Hospital & Medical Facilities	1
H11	Housing (Residential, Multi-Family)	7
J01	Judicial and Courtroom Facilities	5
L02	Land Surveying	8
L03	Landscape Architecture	2
P05	Planning (Comm, Reg, Area & State)	5
P06	Planning (Site, Installation, Project)	8
P08	Prisons & Correctional Facilities	6
P13	Public Safety Facilities	7
R03	Railroad: Rapid Transit	3
R04	Recreation Facilities (Parks, etc.)	5
R06	Rehab (Bldgs; Struct; Fac)	1
R11	Rivers; Canals; Waterways; Flood	9
S04	Sewage Collection/Treatment	8
S09	Structural Design	6
S11	Sustainable Design	2
S13	Storm Water Handling/Facilities	8

				T03	Traffic & Transportation Engineering	10
				U03	Utilities	7
				W02	Water Resources; Hydrology	8
				W03	Water Supply/Treatment	9
				Z01	Zoning; Land Use Studies	7
	Total	1,019				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)

a. Federal Work	7
b. Non-Federal Work	10
c. Total Work	10

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE
The foregoing is a statement of facts.

a. SIGNATURE

b. DATE
November 4, 2025

c. NAME AND TITLE
James Thompson, PE, DBIA | Chairman and Chief Executive Officer

DCCM
7 Waldo Street
St. Augustine, Florida 32084
904.826.1334

4600 Touchton Road
Building 200, Suite 175
Jacksonville, FL 32246
904.826.1334



Return to Agenda Pg. 1

EXHIBIT 6

PREPARED BY

Kimley»Horn



REQUEST FOR QUALIFICATIONS (RFQ) FOR

ENGINEERING SERVICES FOR THE BEACH COMMUNITY DEVELOPMENT DISTRICT



TABLE OF CONTENTS

1. Ability and Adequacy of Professional Personnel 2

2. Consultant's Past Performance 8

3. Geographic Location 10

4. Willingness to Meet Time and Budget Requirements 11

5. Certified Minority Business Enterprise 12

6. Recent, Current and Projected Workloads 13

7. Volume of Work Previously Awarded to Consultant by District 14

8. Standard Form 330 15

November 14, 2025

Mr. David McInnes, District Manager
250 International Pkwy., Ste. 208,
Lake Mary, FL 32725

Kimley-Horn
12740 Gran Bay
Parkway West
Suite 2350
Jacksonville, FL 32258

RE: REQUEST FOR QUALIFICATIONS (RFQ) FOR ENGINEERING SERVICES FOR THE BEACH COMMUNITY DEVELOPMENT DISTRICT

Dear Mr. Innes and Members of the Selection Committee:

One of the most gratifying aspects of our business is the ability to form lasting working relationships with our clients and other professionals. Kimley-Horn is proud to be serving The Beach Community Development District and hopes to continue that relationship by serving as your permanent professional engineering consultant. We are best-suited to serve you for the following reasons:

DEDICATED TEAM.
As district engineer, I will be your first point of contact. My experience includes large and small scale land development projects for both public- and private-sector clients. These projects have given me the opportunity to extensively interact with a wide range of groups and individuals, including local citizens, city staff, and members of various permitting agencies. I understand that a strong commitment to client satisfaction must be the foundation of our service to you, and I am personally dedicated to serving the District.

LOCAL TEAM, LOCAL RESOURCES.
Our team is locally based in our office in Jacksonville, in Duval County. Our team is readily available to attend project meetings, make site visits, and perform other activities to advance and complete the work as needed. The professionals who make up our core team have a long history of successful collaboration to deliver projects on time and within budget—and we pledge the same on your projects.

UNPARALLELED KNOWLEDGE OF COMMUNITY DEVELOPMENT DISTRICTS.
Kimley-Horn understands the special challenges involved with providing engineering services for residential developments. With our track record of successfully executing projects for over 45 Community Development Districts throughout Florida, Kimley-Horn has the in-depth knowledge and experience to meet your needs.

INTEGRATED SERVICES.
With more than 1,700 staff members in Florida, our team is supported by a responsive and diverse group of engineers, landscape architects, planners, environmental experts, and support staff. We will ensure the necessary in-house resources are available to meet the needs of The District on this contract.

COMMITMENT.
We understand that you require prompt turnaround, sensitivity to local issues, and innovation in addressing your projects. Kimley-Horn's continuity of staff and 50+ years of experience, combined with our vast resources, will be invaluable to the successful execution of assignments under this contract. We look forward to the opportunity to serve as your trusted consultant.

Very truly yours,
KIMLEY-HORN

Josh Cockriel, PE
District Engineer
904 704 6140 | Josh.Cockriel@kimley-horn.com

William J. Schilling Jr., PE
Senior Vice President

PREPARED BY
Kimley»Horn



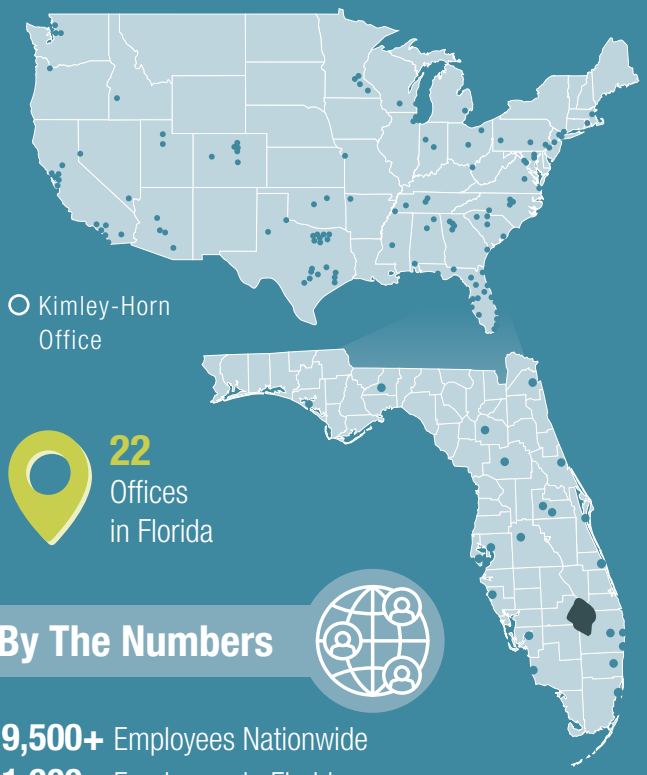
1. ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL



1. ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

Office Locations

146 offices across the country and Puerto Rico



22 Offices in Florida

By The Numbers

9,500+ Employees Nationwide
1,600+ Employees in Florida
58 Years of Dedicated Client Service

Noteworthy

2025 **ENR Rankings**

4th for Pure Design Firms

8th of Top 500 Design Firms

18 Years on **FORTUNE MAGAZINE'S** **100** *BEST COMPANIES TO WORK FOR*

Kimley-Horn is a full-service, multidisciplinary consulting firm of engineering, planning, landscape architecture, and environmental services to public-and private-sector clients. Established in 1967, Kimley-Horn has grown significantly over the past 58 years, expanding both geographically and in the diversity of services offered. Today, our firm comprises nearly 10,000 employees across 150 offices throughout the continental United States, Puerto Rico, and Canada. We deliver comprehensive consulting services to local, regional, national, and international clients. In Florida alone, Kimley-Horn maintains a strong presence with over 1,700 professionals located in 22 offices statewide.

Kimley-Horn has the ability, capacity, and skill to serve you on this contract for services on an on call basis.

Our Capabilities

Kimley-Horn offers a broad range of engineering, planning, landscape architectural, and environmental services, including, but not limited to, the following:

- Site civil engineering
- Stormwater management and planning
- Water/wastewater treatment and distribution systems
- Planning and feasibility studies
- Pavement and signage
- Land development services
- Landscape architecture
- Predevelopment services
- Comprehensive planning
- Permitting and approvals
- Transportation planning/engineering and traffic operations
- Transportation studies
- Pedestrian and bicycle facilities
- Roadway and bridge design
- Advanced traffic management systems
- Areawide traffic signal systems
- Parking planning and design
- Building structures
- Structural engineering Mechanical, electrical, and plumbing (MEP) engineering
- Public involvement programs
- Geographic Information Systems (GIS)
- Environmental permitting, assessment, and remediation
- Wetland delineation, assessment, and mitigation
- Grant procurement and administration
- Construction administration/observation

PAST PERFORMANCE FOR COMMUNITY DEVELOPMENT DISTRICTS

Kimley-Horn provides urban and development planning and landscape architectural services for a wide variety of public and private clients throughout Florida and the United States. Throughout our 56-year history, we have served numerous local governments in Florida and are proud of the role we play in shaping the development, and in many cases, the redevelopment of Florida's communities. A hallmark of our services to clients is our ability to provide a full range of services for a multitude of urban and transportation planning and public infrastructure improvements. Our multi-disciplined teams can take your projects from inception through implementation while keeping your initial goals for your projects at the forefront of each step of the process.

A few examples of our project successes include:

- Helping two new communities develop their first comprehensive plan
- Assisting several communities with their evaluation and appraisal reports and related comprehensive plan amendments
- Helping initiate regional activity centers and transportation concurrency exception areas
- Teaming with developers and communities to develop design guidelines for specific projects
- Site plan review, traffic, and other concurrency reviews
- Engaging the public in design, visioning, and transportation workshops and charrettes for several communities
- Performing traffic studies and transportation planning including a transit-oriented design feasibility study, transportation master plans, transportation concurrency management database, and multiple parking and downtown parking garage studies

COMMUNITY DEVELOPMENT DISTRICTS SERVED IN FLORIDA:

- Mills & Nebraska CDD – Orlando, FL
- Grove Resort CDD – Winter Garden, FL
- Mills Park CDD – Orlando, FL
- Bonnet Creek CDD – Winter Park, FL
- Bayi CDD – Ocala, FL
- Bay Laurel Center CDD – Ocala, FL
- Sumter Landing CDD – The Villages, FL
- Westridge CDD – Polk County, FL
- Victor Posner City Center CDD – Polk County, FL
- Oakmont Grove CDD – Polk County, FL
- Hawthorne Mill CDD – Lakeland, FL
- Fox Branch Ranch CDD – Lakeland, FL
- Boca Royale CDD – Sarasota, FL
- Lakewood Ranch CDD – Sarasota, FL
- Blackburn CDD – Sarasota, FL
- Central Parc CDD – Sarasota, FL
- Coastal Lake CDD – Walton, FL
- Miami Worldcenter CDD – Miami, FL
- Sumter Landing CDD – The Villages, FL
- Premium Point CDD – St. Augustine, FL
- Reserve CDD – Port St. Lucie, FL
- Rivington CDD – Debary, FL
- The District CDD – Jacksonville, FL
- Coastal Lake CDD – Panama City Beach, FL
- The Villages CDD – The Villages, FL
- Village Center CDD – The Villages, FL
- Midtown Miami CDD – Miami, FL
- Mayfair CDD – Lake Wales, FL
- Kenmare at Lake Annie CDD – Dundee, FL
- Greyhawk Landing CDD – Manatee County, FL
- Waterlefe CDD – Sarasota, FL
- Venetian CDD – Sarasota, FL
- Blackburn Creek CDD – Sarasota, FL
- Highlands CDD – Hillsborough County, FL
- Cottages Silver Oaks CDD – Zephyrhills, FL
- Boynton Village CDD – Boynton Beach, FL
- Sarasota National CDD – Sarasota, FL
- Stoneybrook at Venice CDD – Sarasota, FL
- Tara CDD – Bradenton, FL
- Legends Bay CDD – Sarasota, FL
- Beacon Lakes CDD – Miami, FL
- Manatee River CDD – Bradenton, FL
- Arbor Greene CDD – Tampa, FL
- Cross Creek CDD – Bradenton, FL
- Veranda CDD – Port St. Lucie, FL
- Parkland Preserve CDD – St. Augustine, FL
- River Road at Center Road CDD – Sarasota, FL

APPROACH TO A TYPICAL PROJECT

The Kimley-Horn professionals selected for this project are all based in Jacksonville and have a long history of working with the CDD's, City and County staff and are well positioned to provide the coordination services needed with the appropriate agencies for successful implementation of District infrastructure.

Since our inception, Kimley-Horn has been serving similar land development clients as one of our primary practice areas. Our approach as your District Engineering consultant is built on providing prompt service, customer satisfaction, conflict-resolution, and timely initiation and completion of work. We have assembled a diverse team capable of addressing all potential tasks and services outlined in the RFQ. We recognize that each project has specific expectations that must be understood and exceeded. At Kimley-Horn, our overall approach for each task begins with an initial scoping meeting, developing a fee proposal, and ensuring a clear understanding of the task expectations and deliverables. Upon receiving an assignment, we will arrange an initial meeting with the District Manager and any additional staff.

Kimley-Horn's approach and methodology will be tailored to fit each project but based on three overarching principles:

1. Proven and thoughtful design process
2. Responsiveness and adaptability
3. Experienced project management

During this meeting, we will discuss the project's scope, constraints, available information, schedule, and milestones. We will carefully select team members based on their experience and expertise, aligning them with the specific goals of the project. We will maintain close collaboration with District staff to ensure seamless progress and success of each assignment.

For all client meetings, we will prepare meeting summaries including a listing of decisions made and action items to ensure we have fully communicated. If on review of the meeting summary decisions are not fully communicated, we will issue a revised summary noting updates. This documentation allows our clients to record decisions made early in the project or perhaps by previous staff members. It helps our clients and helps Kimley-Horn track action items. **We will provide a monthly project status report with monthly invoices.**

BE FLEXIBLE. We understand schedules (accelerated or delayed), projects change, and we must be prepared to adjust with them. Our team is available at all times to take on tasks from the CDD, regardless of size.

THINK AND ACT AS AN EXTENSION OF THE CITY'S STAFF. Our team will approach projects as though we are part of your staff. We will understand your responsibilities to the CDD's residents and what your priorities are.

THINK BIG PICTURE. We will look beyond the individual project: How does a specific assignment fit into the ultimate goal of the CDD's plan? Who are the true stakeholders? How can we add value to you?

BE INNOVATIVE. We will look for creative solutions and present them you throughout the contract.

TEAM WITH OTHER CONSULTANTS. Kimley-Horn has teamed with a number of local firms on a variety of projects in the past number of years. We are committed to utilizing local subconsultants when the opportunity arises. We have a long history of hiring DBE, MBE, and WBE businesses as teaming partners where appropriate.

PROVIDE COMMUNITY SUPPORT. Outreach to the community can be as important as the design of a project. We are ready to assist you as needed with preparation of all exhibits/media, facilitate neighborhood meetings, present to the community, or simply provide support for CDD staff with their outreach activities.

Accomplishing Proposed Services. Project management is a science at Kimley-Horn. We employ a structured approach to all our projects integrating resources, schedule, and budget management for each project we are involved in. **Our entire approach to project management is characterized by the following philosophies and policies that are ingrained in the Kimley-Horn culture.** Kimley Horn's management approach is team-oriented, results-oriented, and saturated with top-quality people who routinely produce superior outcomes. Kimley-Horn has the depth of resources, local experience, and diversity of expertise to provide the entire scope of services required for this general services contract. For each assignment under this contract, our team will develop a tailored and individualized approach.

Team Selection. After communicating a need for professional services, our project manager/district engineer and appropriate supporting professionals will meet with the District Manager and staff to review the assignment and the scope of services. **After the initial meeting, we will provide a draft scope of services, staffing plan, and fee budget for review.** Our engineer will be involved in every assignment to assure communications, continuity, and quality of services. Our in-house mentorship and resources ensure that each team member is effectively trained and equipped to handle the task orders assigned through this contract.

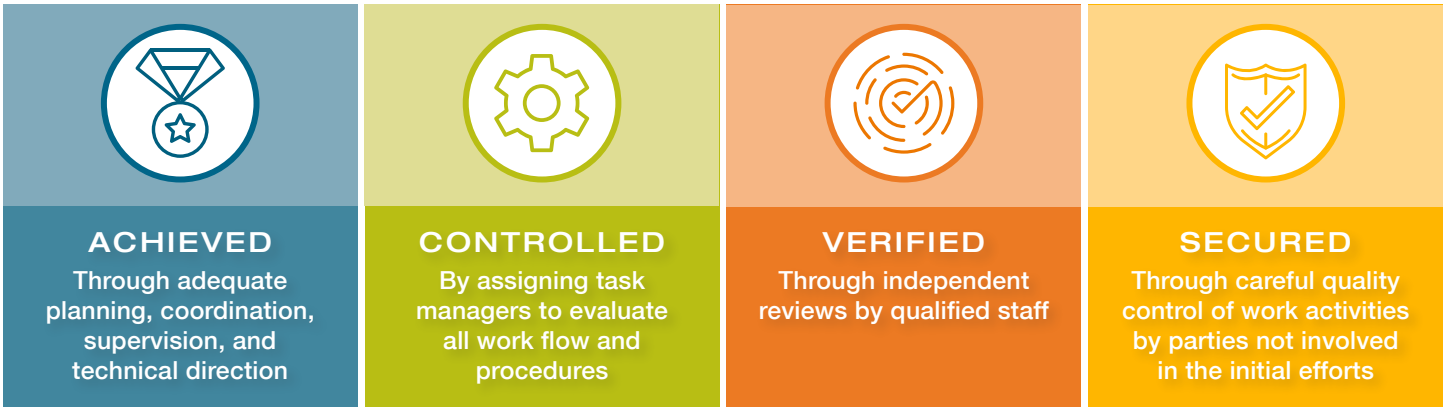
Project Status Review Meetings. Kimley-Horn will schedule and **conduct regular project status and review meetings** with the District as needed to evaluate progress and to adjust services as needed. Our preference is for face-to-face meetings as a cooperative forum for interactive discussion and resolution of unforeseen occurrences or design challenges. That said, we have tools for efficient virtual meetings. Regardless of the forum, regular meetings allow project participants to be fully informed, resolve issues, and review intermediate deliverables.

Communication. Regular meetings are valuable, but we also adopt our methods to suit the District preferences. We maintain lists of outstanding items and remind responsible parties of tasks and deadlines, ensuring client needs are met and project issues resolved quickly. Effective communication is essential for timely project kickoff and completion.

Quality Control/Quality Assurance. Kimley-Horn's QC/QA measures are built into our project management processes. Kimley-Horn has been at the forefront of integrating quality processes into the services provided by design professionals. Our in-house program, Continuous Quality Improvement (CQI), was implemented in 1993 and is a model for how consulting professionals can find incremental ways to improve services to clients. Kimley-Horn insists each project has a carefully structured scope of services, a corresponding schedule, and an accurately developed budget. We simply do not begin an assignment until these three elements are in place and mutually agreed upon by Kimley-Horn and our client. Each project undertaken at Kimley-Horn has a quality review task built into it, and all projects over a certain fee amount are assigned to a Quality Control Manager, **Bill Schilling, PE.** These measures are required at Kimley-Horn and are implemented at the project level for best results.

Our internal QC/QA program will include:

KIMLEY-HORN QUALITY IS



- An internal kick-off meeting is held with key team members assigned to the job to clearly define the scope, outline subtask responsibilities, establish schedules, and identify project milestones and goals.
- At the end of each phase, a QC/ QA review will be conducted as one of several final checks to make sure the project deliverable is not only technically correct but also consistent with your objectives.
- Any changes or modifications required to respond to the comments and recommendations of the quality control team will be incorporated during the ongoing analysis prior to submitting deliverables.
- Any changes or modifications required to respond to the comments and recommendations of the quality control team will be incorporated during the ongoing analysis prior to submitting deliverables.

EXPERIENCE OF KEY PERSONNEL.

The Beach Community Development District needs a consultant team that can navigate the responsibilities and challenges presented by this contract with a clear, visionary approach, as well as a proactive partner who is familiar with the local area. Kimley-Horn's experience with the District and other clients in Duval County and the City provides you with unmatched service, responsiveness, and essential local knowledge. Our employees are sincere, reliable, and professional, with the drive to initiate innovative methods and solutions to your requests. Outlined below are the qualifications of our key project team members.



JOSH COCKRIEL, PE | District Engineer

Credentials and Educational Experiences: Florida Professional Engineer #86636; Bachelor of Science, Civil Engineering, University of Florida; American Society of Civil Engineers (ASCE)

Josh is a civil engineer with 11 years of experience. He has provided site development services including drainage design, utility coordination, and environmental coordination. He has developed and implemented efficient drainage systems by conducting hydrologic and hydraulic analyses, ensuring compliance with regulatory standards and permitted through various CDD's, County and State agencies. He has performed construction phase services including quality checks of project components, conducted project site and construction phase inspections, organized and responded to contractor RFIs and submittals, coordinated between the design team, ownership team, CEI, and contractors regarding drainage, utilities, and access, and performed project cost estimates.



TRIPP MILLER, PE | Assistant District Engineer

Credentials and Educational Experiences: Florida Professional Engineer #102169; Bachelor of Science, Civil Engineering, Florida State University

Tripp is a civil engineer with more than four years of experience. He has provided shop drawings with AutoCAD, performed quality checks of project components, conducted project site and construction phase services, developed engineering plans for site improvement projects, prepared drainage calculations, permitted through various City/County agencies, and performed project cost estimates. He is proficient with AutoCAD with 3D modeling.



BILL SCHILLING, PE | Quality Control / Quality Assurance (QC/QA)

Credentials and Educational Experiences: Florida Professional Engineer #53947; Master of Engineering, University of Florida; Bachelor of Civil Engineering, University of Florida; Institute of Transportation, Engineers, Member, Technical Advisory Committee to the City of Jacksonville Concurrency and Mobility Management Systems Office, Past Chairman, City of Jacksonville Downton Development Review Board, Past Chairman

Over the past 29 years, Bill has served as a principal-in-charge, QC/QA officer, project manager, project engineer, project planner and/or engineer of record on numerous engineering and planning projects. These projects have included site civil design and permitting for residential and commercial projects, traffic impact and concurrency studies, safety studies, parking studies, land use amendments, rezoning, master plans, action plans, corridor studies, and roadway design. Bill is a specialist in the areas of entitlement planning, traffic concurrency studies, and mobility fee systems. Since joining Kimley-Horn, Bill has held numerous positions in the firm's Orlando and Jacksonville offices. Currently, he serves as a Principal in the firm's Jacksonville office. Bill is a member of the Institute of Transportation Engineers (ITE) and has previously served as Chairman of the Technical Advisory Committee to the City of Jacksonville's Concurrency and Mobility Management Systems Office and the City of Jacksonville's Downtown Development Review Board (DDRB).



CHRIS REUTHER, PE | Stormwater/Roadway

Credentials and Educational Experiences: Florida Professional Engineer #90743; Bachelor of Science, Civil Engineering, University of Florida

Chris is a professional land development engineer with eight years of engineering experience. Representative projects include industrial sites, commercial projects, mixed-use developments, and residential communities. Chris is experienced with all aspects of civil design, including site layout and grading design, stormwater management and drainage design, agency permitting, and construction phase services. He has supervised and coordinated various subcontractors, including drillers, labs, and public/private utility locators. Chris also has excellent working knowledge of several design-related software programs, including Civil 3D, permitting, Residential Design, Land Development, Storm Sewer Design, Stormwater Modeling, Pond Design, ICPR, WaterCAD.



ANNA WALLING, PLA | Landscape / Hardscape

Credentials and Educational Experiences: Professional Landscape Architect registered in FL#LA6667651; Bachelor of Landscape Architecture, University of Florida; American Society of Landscape Architects (ASLA) Jacksonville Section Chair; Florida Planning and Zoning Association (FPZA) First Coast Chapter

Anna is a professional development consultant and landscape architect with over 6 years of experience in planning and designing large urban infill projects in the southeastern United States. She is a gifted designer that understands how to create unique and creative spaces for the end users that account for the complexities of large-scale urban infrastructure. Within these urban spaces Anna has focused on Design & Permitting for the pedestrian experience related to streetscapes, public parks, world renown art installations, trails, bike paths, etc. In addition to her design capabilities, Anna provides a strong focus to the production of construction documents, presentation graphics and communicating design ideas to stakeholders. Anna received her Bachelor of Landscape Architecture with a minor in Urban Planning from Ball State University and is licensed Landscape Architect in Florida. She is the current Vice President of the First Coast Chapter of the Florida Planning and Zoning Association. She has been an active member in the American Society of Landscape Architects (ASLA) and served as Florida ASLA Jacksonville Chair.



MATT JURNEY, PLA | Recreation / Playground Design

Credentials and Educational Experiences: Professional Landscape Architect registered in FL#LA6666993; Bachelor of Landscape Architecture, University of Georgia; American Society of Landscape Architects (ASLA), Council of Landscape Architectural Registration Boards (CLARB) Landscape Architect, GA, #001840, South Carolina, #1476

Matt has 18 years of diverse landscape architectural and land planning services experience. His professional responsibilities include land development, master planning, residential design/build, landscape construction and administration, highest and best use studies, transportation landscape architecture including conceptual design, construction documents, and PD&E studies. Matt has extensive experience in municipal planning and permitting and has established relationships with area contractors, design professionals, and governmental leadership. His project experience includes master planning and programming, streetscape design, parks and recreation design, site planning, amenity center programming and design, custom hardscape design and detailing, signage theming design and construction document preparation and permitting, construction phase services, project team coordination, and preparation of presentation graphics. Matthew Jurney is a State of Florida registered Landscape Architect.

PREPARED BY
Kimley»Horn



2. CONSULTANT'S PAST PERFORMANCE



2. CONSULTANT'S PAST PERFORMANCE

Full project descriptions for our team's relevant local experience can be found in Part I, Section F of the Standard Form 330 at the end of this qualifications package. Additional experience including a samples of Kimley-Horn's experience with Community Development Districts is included.

THE DISTRICT CDD, RIVERSEDGE

Jacksonville, FL

RiversEdge is a 32-acre mixed-use development within Downtown Jacksonville's Southbank. The site provides the community with three riverfront parks, 1,950 LF of Riverwalk extension, 1,500 LF of boardwalk, a fourth nature-based park connected by multi-use paths and off-street bike paths. Over the past 6 years, Kimley-Horn (KH) has provided design services for the **parks and Riverwalk extension, roadway and utility infrastructure, and streetscape, to serve the surrounding community, future residents, and JAX visitors.** KH is responsible for all environmental work associated with the redevelopment of the Site. This includes the design and implementation of the comprehensive Remedial Action Plan (RAP) for the Site, as well as the operation and maintenance of a hydraulic containment system to address on-site groundwater contamination. Additionally, Kimley-Horn supervises multiple developers and tenants to ensure that construction activities are undertaken in accordance with the approved RAP. KH also provided seawall and bulkhead design and permitting services.



PARKLAND PRESERVE COMMUNITY AND CDD

St. Johns County, FL

Kimley-Horn provided professional services for this proposed single-family, age-restricted subdivision and its Community Development District (CDD) in St. Johns County, Florida. When complete, the subdivision will feature 363 residential units on 114 acres and a four-acre amenity center. Our team is providing master infrastructure civil engineering design and associated civil engineering services; landscape architectural design services including a tree inventory and mitigation and irrigation plans; a master development plan map; project support and coordination; floodplain/Federal Emergency Management Agency (FEMA) assistance; permitting through St. Johns County and St. Johns River Water Management District (SJRWMD); construction phase services and bidding assistance; and additional services on an as needed basis.

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT (VCCDD) PARADISE PARK

The Villages, FL

Kimley-Horn led a team of engineers, planners, and landscape architects to prepare the design of Paradise Park in The Villages. The scope of services included conceptual planning, public involvement, design, permitting, and construction phase administration. Park features included multimodal transportation paths, walking paths constructed of flexible surfaces, landscaping and irrigation system design, parking, lighting, golf practice areas, and exercise stations specifically designed for the senior population.



BEACHWALK

St. Johns County, FL

Kimley-Horn is providing professional services for the development of this 1,100-acre single-family housing development in northeast Florida. Along with several subdivisions of homes, this proposed development includes a 14-acre Crystal Lagoon; a fitness center and 20,000-square-foot clubhouse; tennis and volleyball courts; a dog park and an 18-hole mini putt-putt; several commercial retail locations; designated wetlands; and a high school. Our team is providing civil engineering design including master site, paving and drainage, water and sewer, and master utility plans; permitting assistance through St. Johns County, Saint Johns River Water Management District (SJRWMD), the U.S. Army Corps of Engineers (USACE), and the Florida Department of Environmental Protection (FDEP); and construction phase services.

PREPARED BY
Kimley»Horn



3. GEOGRAPHIC LOCATION



3. GEOGRAPHIC LOCATION

Kimley-Horn's Jacksonville office will serve as the primary office responsible for overseeing the work related to this project. With over 100 professionals, including all of our proposed project team members, we are ideally located to serve as The District's consultants. In addition, we have the ability to call upon our nationwide partners for assistance, offering the resources of a large, nationally ranked firm with the personal attention and response of a dedicated, local professional team.



Our Jacksonville office is located just 15 miles from the Beach CDD at:

12740 Gran Bay Parkway West
Suite 2350
Jacksonville, FL 32258
Main: 904.828.3900

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4. WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS



4. WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS

Kimley-Horn has a **proven record of performing on time and within** budget. The key to our success is managing the right resources at the right time. We emphasize project management using bi-monthly effort reports that give our project managers up-to-date staffing and expense information related to their projects. This information enables them to continuously monitor the status of project cost, cost control effectiveness, and schedule. In addition, Kimley-Horn often schedules bimonthly telephone progress meetings with our clients to communicate progress to date and the next steps to be taken.

Frequent communication and a clear definition of the responsibilities of team members are critical elements in maintaining schedules. With that in mind, our project-specific work plan identifies critical project milestones and deliverable dates. We then actively manage our team resources to meet the agreed-upon schedules and keep your project on track.

To monitor our staff workload, Kimley-Horn employs an intensive forecasting technique known as our “cast-ahead” process. This effort involves assessing our project milestones and staff loading on a weekly, monthly, and six-month basis, drilling down to the project team level. Individual staff member loading is assessed to the person level in the one-week and one-month time frames and the operating unit level in the six-month time frame. A database is used to track all project commitments/ milestones and staff commitments firmwide. Using this intensive process, we can identify overloads and shortfalls many months in advance and develop strategies to overcome them. By having a clear picture of staff workload at all times, Kimley-Horn will be optimally positioned to meet the District’s expectations on this project.

Josh Cockriel, PE will have the authority to allocate resources and troubleshoot difficulties. We pledge to view the project from your perspective, examine issues in a strategic context, and provide you with tactical solutions. Kimley-Horn brings a strong commitment to serving The District, supported by our firm’s one-profit center model. This structure allows us to draw on resources across our national network, ensuring that **we can allocate the right personnel at the right time.** This flexibility leads to measurable benefits: reduced costs, increased productivity, accelerated development cycles, and enhanced quality through cross-disciplinary collaboration. Our team culture fosters continuity and camaraderie, which translates into seamless project execution and a shared commitment to client success.

PREPARED BY
Kimley»Horn



5. CERTIFIED MINORITY BUSINESS ENTERPRISE



5. CERTIFIED MINORITY BUSINESS ENTERPRISE

Kimley-Horn is not a Minority-Owned Business Enterprise (MBE). However, we always look for opportunities to include Disadvantaged Business Enterprises (DBEs), Small Business Enterprises (SBEs), and Women's Business Enterprises (WBEs) in our contracts and through teaming agreements. We provide interested minority firms with the opportunity to serve as a subconsultant on our teams throughout the year, actively seeking to increase and update our large database of qualified MBE firms to use on future projects. Our aggressive MBE utilization policy confirms that Kimley-Horn is furthering the positive economic development momentum that the state of Florida advocates using MBE businesses by its contractors.

Our commitment to retaining minority firms to assist on projects is demonstrated in the table below by the amounts Kimley-Horn has paid to minority businesses over the years. We believe this record of MBE firms utilized speaks well of Kimley-Horn's efforts to involve MBEs in our practice. Kimley-Horn will continue its long-standing practice of using MBE on current and future projects.

Our performance in using minority firms over the past 5 years is as follows:

Year	*Total Paid*	*No. of Minority Businesses Utilized*
2024	$123.2 million	774
2023	$93.9 million	716
2022	$71.1 million	608
2021	$54.67 million	553
2020	$54.56 million	364

PREPARED BY
Kimley»Horn



6. RECENT, CURRENT AND PROJECTED WORKLOADS



6. RECENT, CURRENT AND PROJECTED WORKLOADS

Kimley-Horn is very progressive when it comes to understanding its current and projected workload and has a long history of achieving successful project completion through a combination of effective project management and technical expertise. Consequently, Kimley-Horn is committed to providing the District with the highest quality staff and service to meet your project schedule and budget requirements. The members of our project team were selected using two criteria: (1) their experience with similar projects and (2) their availability to assume major technical responsibilities.

Based on a review of our workload forecasting program called “cast-aheads,” we can assure you that the staff members selected for this team are available to serve you and are in an excellent position to handle the workload of this assignment. When work is assigned to us, our cast-ahead system will ensure staff availability to successfully complete our assignments. In addition, we have strategically selected subconsultant partners with the technical capability and available resources to meet your needs. Many staff assigned to this project will not be needed full time but when they are required, they will be focused on this project 100% of their time.

Please refer to SF330 Section F for the team’s current workload and active projects.

PREPARED BY
Kimley»Horn



7. VOLUME OF WORK PREVIOUSLY AWARDED TO CONSULTANT BY DISTRICT



7. VOLUME OF WORK PREVIOUSLY AWARDED TO CONSULTANT BY DISTRICT

Josh Cockriel, PE, District Engineer and Tripp Miller, PE are currently serving the District on a drainage evaluation for Tamaya, a planned residential community located in Jacksonville, FL. We sincerely hope to grow our professional relationship with the District by serving as District Engineer as part of this advertised contract.

PREPARED BY
Kimley»Horn



8. STANDARD FORM 330



ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*
Request For Qualifications for Engineering Services for The Beach Community Development District (District)

2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER
N/A	**N/A**

B. ARCHITECT – ENGINEER POINT OF CONTACT

4. NAME AND TITLE
Josh Cokriel, PE, District Engineer

5. NAME OF FIRM
Kimley-Horn and Associates, Inc.

6. TELEPHONE NUMBER	7. FAX NUMBER	8. E-MAIL ADDRESS
904.704.6140	**N/A**	josh.cockriel@kimley-horn.com

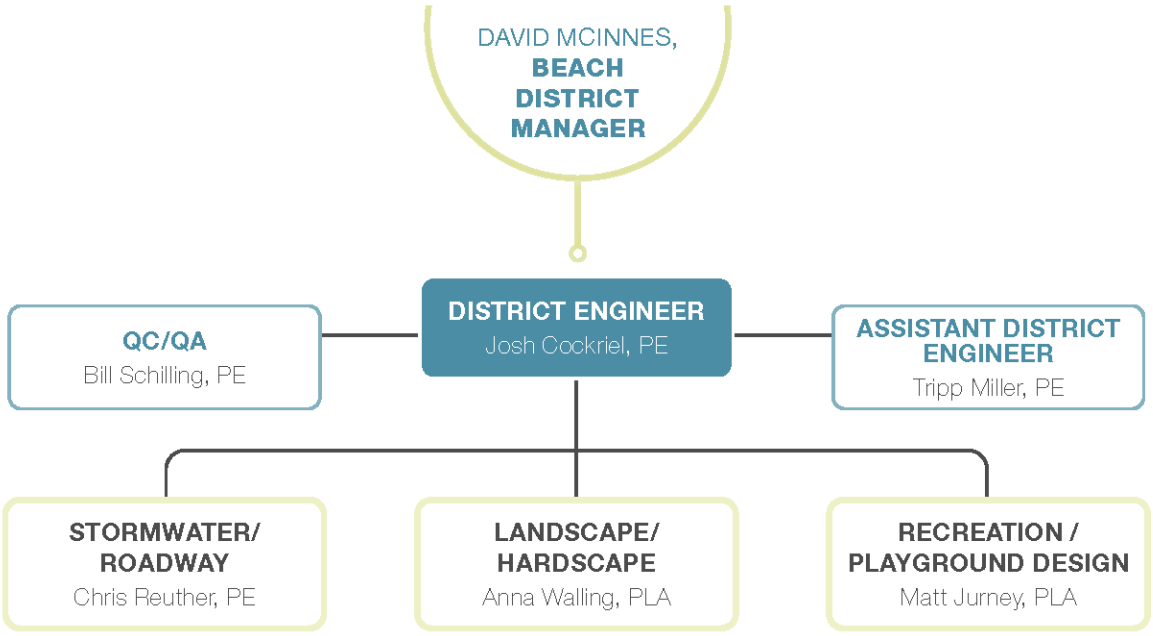
C. PROPOSED TEAM

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

	(Check) PRIME	J-V PARTNER	SUBCON-TRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	**X**			Kimley-Horn and Associates, Inc. **[X]** CHECK IF BRANCH OFFICE	12740 Gran Bay Parkway West Suite 2350 Jacksonville, FL 3225	Civil Engineer, Project Management, Technical Support, Quality Control / Quality Assurance, Stormwater Management System, Landscaping / Hardscape, Recreation, Utilities, Roadway
b.				CHECK IF BRANCH OFFICE		
c.				CHECK IF BRANCH OFFICE		
d.				CHECK IF BRANCH OFFICE		
e.				CHECK IF BRANCH OFFICE		
f.				CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM **[X]** *(Attached)*

Engineering Services for The Beach CDD



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
Josh Cockriel, PE	**District Engineer**	12	12

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc., Jacksonville, FL

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
Bachelor of Science / Civil Engineering / University of Florida	FL / Professional Engineer / 86636

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Member, American Society of Civil Engineers (ASCE)

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
PGA Tour's HQ and Digital Media Center Building, Ponte Vedra, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project Manager. Provided site development services including drainage design, utility coordination, and environmental coordination for the PGA Tour's Headquarters in Ponte Vedra, FL. Developed and implemented efficient drainage systems by conducting hydrologic and hydraulic analyses, ensuring compliance with regulatory standards. Cost: $15M

b.

(1) TITLE AND LOCATION *(City and State)*
Beachwalk CDD
St. Johns County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project engineer. Kimley-Horn is providing professional services for the development of this 1,100-acre single-family housing development in northeast Florida. Along with several subdivisions of homes, this proposed development includes a 14-acre Crystal Lagoon; a fitness center and 20,000-square-foot clubhouse; tennis and volleyball courts; a dog park and an 18-hole mini putt-putt; several commercial retail locations; designated wetlands; and a high school. Our team is providing civil engineering design including master site, paving and drainage, water and sewer, and master utility plans; permitting assistance through St. Johns County, Saint Johns River Water Management District (SJRWMD), the U.S. Army Corps of Engineers (USACE), and the Florida Department of Environmental Protection (FDEP); and construction phase services.

c.

(1) TITLE AND LOCATION *(City and State)*
The District CDD RiversEdge, Jacksonville, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Construction Manager for the RiversEdge project on the south bank of the St. Johns River in downtown Jacksonville. Responsibilities include organizing and responding to contractor RFIs and submittals, and coordination between the design team, ownership team, CEI and contractors regarding drainage, utilities, and access. Cost: $65M

d.

(1) TITLE AND LOCATION *(City and State)*
Parkland Preserve CDD
St. Johns County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2022	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project engineer. Kimley-Horn is providing professional services for this proposed single-family age-restricted subdivision in St. Johns County, Florida. Tasks our team is providing for this active adult community include master infrastructure civil engineering design and associated civil engineering services; landscape architectural design services including a tree inventory and mitigation and irrigation plans; a master development plan map; meeting, support, and project coordination; application preparation; floodplain/FEMA assistance; permitting (through St. Johns County, St. Johns River Water Management District, and U.S. Army Corps of Engineers); construction phase services/bidding assistance; and additional services on an as needed basis.

e.

(1) TITLE AND LOCATION *(City and State)*
Culvers-Hodges Road, Jacksonville, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project manager. Engineer of Record. Provided site development services including drainage design, utility coordination, and environmental coordination for the Culver's restaurant off Hodges Blvd in Jacksonville, FL. Designed the drainage system to connect into the master drainage system. Cost: $2M

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
Tripp Miller, PE	**Assistant District Engineer**	4	4

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc., Jacksonville, FL

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
Bachelor of Science / Civil Engineering / Florida State University	FL / Professional Engineer / 102169

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

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
PGA Tour's HQ and Digital Media Center Building, Ponte Vedra, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project engineer. Provided site development services including drainage design, utility coordination, and environmental coordination for the PGA Tour's Headquarters in Ponte Vedra, FL. Developed and implemented efficient drainage systems by conducting hydrologic and hydraulic analyses, ensuring compliance with regulatory standards. Cost: $15M

b.

(1) TITLE AND LOCATION *(City and State)*
CR 16A at Timberwolf Intersection Improvements, St. Johns County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project engineer. Kimley-Horn provides multiple phases of engineering services for unsignalized intersection improvements related to the opening of the new Trout Creek Academy. A short-term signal/signing enhancement concept was prepared for expedited installation. The treatment uses an Intersection Conflict Warning System with vehicle detection to alert drivers to the presence of turning vehicles at the intersection. Long-term improvements were proposed via three different turn lane widening alternatives that balance right-of-way and environmental constraints. The preferred right-side widening alternative is currently in design and permitting for construction in 2025.

c.

(1) TITLE AND LOCATION *(City and State)*
The District CDD RiversEdge, Jacksonville, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Assistant Construction Manager for the RiversEdge project on the south bank of the St. Johns River in downtown Jacksonville. Responsibilities include organizing and responding to contractor RFIs and submittals, and coordination between the design team, ownership team, CEI and contractors regarding drainage, utilities, and access. Cost: $65M

d.

(1) TITLE AND LOCATION *(City and State)*
Parkland Preserve CDD St. Johns County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2022	2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project engineer. Kimley-Horn is providing professional services for this proposed single-family age-restricted subdivision in St. Johns County, Florida. Tasks our team is providing for this active adult community include master infrastructure civil engineering design and associated civil engineering services; landscape architectural design services including a tree inventory and mitigation and irrigation plans; a master development plan map; meeting, support, and project coordination; application preparation; floodplain/FEMA assistance; permitting (through St. Johns County, St. Johns River Water Management District, and U.S. Army Corps of Engineers); construction phase services/bidding assistance; and additional services on an as needed basis.

e.

(1) TITLE AND LOCATION *(City and State)*
Culvers-Hodges Road, Jacksonville, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2023	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project manager. Engineer of Record. Provided site development services including drainage design, utility coordination, and environmental coordination for the Culver's restaurant off Hodges Blvd in Jacksonville, FL. Designed the drainage system to connect into the master drainage system. Cost: $2M

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
Bill Schilling, PE	**Quality Control/Quality Assurance Manager**	33	30

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc., Jacksonville, FL

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
Master of Engineering / Civil Engineering / University of Florida Bachelor of Science / Civil Engineering / University of Florida	FL / Professional Engineer / 53947

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Chairman, City of Jacksonville's Downtown Development Review Board (DDRB); Past Chairman, Technical Advisory Committee, City of Jacksonville's Concurrency and Mobility Management Systems Office; Member, Institute of Transportation Engineers (ITE)

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
The District CDD RiversEdge, Jacksonville, FL

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Principal-in-Charge. Kimley-Horn provides professional engineering and landscape architectural services for this 30-acre mixed-use redevelopment project in Jacksonville. Kimley-Horn partnered with The District's CDD to provide professional consulting services for RiversEdge project, a 32-acre mixed-use development that's planned to transform Downtown Jacksonville's Southbank. The project is proposed to include 1,170 residential units, 200,000 square feet of office space, 200,000 square feet of retail space, a 125-slip marina, over 4.5 acres of public parks and public facilities, 1,950-foot addition to the Riverwalk, riverfront bars and restaurants, and a hotel. Cost: $65M

b.

(1) TITLE AND LOCATION *(City and State)*
Parkland Preserve St. Johns County, FL

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project manager. Kimley-Horn is providing professional services for this proposed single-family, age-restricted subdivision. When complete, the subdivision will feature 363 residential units on 114 acres and a four-acre amenity center. Our team is providing master infrastructure civil engineering design and associated civil engineering services; landscape architectural design services including a tree inventory and mitigation and irrigation plans; a master development plan map; project support and coordination; floodplain/FEMA assistance; permitting through St. Johns County and St. Johns River Water Management District (SJRWMD); construction phase services and bidding assistance; and additional services on an as needed basis.

c.

(1) TITLE AND LOCATION *(City and State)*
Julington Lakes St. Johns County, FL

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project engineer. Kimley-Horn is providing professional services for this planned luxury home community in St. Johns County, Florida. The majority of this unique neighborhood is conserved as a nature preserve, featuring several beautiful lakes for residents and their guests to enjoy. Our team provides civil engineering services including plat coordination and construction phase services. As part of our construction phase responsibilities, our team members are performing the following tasks: bid preparation/contractor notification; conferences/meetings; site visits; construction observation; clarifications and interpretations; shop drawings and samples; inspections and tests; and as-built reviews. Project Cost: $1.2 million

d.

(1) TITLE AND LOCATION *(City and State)*
Coastal Oaks at Nocatee Ponte Vedra, FL

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*: 2018

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project manager. Kimley-Horn provides professional services for this luxury community. A portion of Coastal Oaks is naturally preserved, including several walking and hiking trails. The project's amenities include a 300-acre park featuring basketball, tennis, and volleyball courts, a playground, and a water park; a 6,500-square-foot clubhouse that houses a fitness center and meeting spaces; three pools, including an infant/children's wading pool; and several picnic areas for residents and their guests to enjoy. Our team's services include bid preparation/contractor notification; conferences/meetings; site visits; construction observation; clarifications and interpretations; shop drawings and samples; inspections and tests; and as-built reviews.

e.

(1) TITLE AND LOCATION *(City and State)*
Global Home of the PGA TOUR Ponte Vedra, FL

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project manager. Kimley-Horn was selected to provide professional planning and civil engineering services for the development of the new 187,000-square-foot Global Home of the PGA TOUR. In addition to the three-story Global Home building, the site will include future office expansion areas, a spectator village, and an admissions gate and shuttle drop-off zone. Kimley-Horn is providing entitlement planning, engineering, and permitting services for the project. Our scope of services also includes roadway design, traffic engineering, signal design, civil/site plans, and construction phase services. Kimley-Horn is coordinating permitting for the Global Home project through St. Johns County, St. Johns River Water Management District (SJRWMD), and the U.S. Army Corps of Engineers (USACE).

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
Chris Reuther, PE	**Stormwater/Roadway**	8	8

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc., Jacksonville, FL

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
Bachelor of Science / Civil Engineering / University of Florida	FL / Professional Engineer / 90743

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

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
The District CDD RiversEdge, Jacksonville, FL	Ongoing	
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	Check if project performed with current firm	

Project engineer. Kimley-Horn provides professional engineering and landscape architectural services for this 30-acre mixed-use redevelopment project in Jacksonville. Kimley-Horn partnered with The District's CDD to provide professional consulting services for RiversEdge project, a 32-acre mixed-use development that's planned to transform Downtown Jacksonville's Southbank. The project is proposed to include 1,170 residential units, 200,000 square feet of office space, 200,000 square feet of retail space, a 125-slip marina, over 4.5 acres of public parks and public facilities, 1,950-foot addition to the Riverwalk, riverfront bars and restaurants, and a hotel. Cost: $65M

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Parkland Preserve St. Johns County, FL	Ongoing	
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	Check if project performed with current firm	

Project manager. Kimley-Horn is providing professional services for this proposed single-family, age-restricted subdivision. When complete, the subdivision will feature 363 residential units on 114 acres and a four-acre amenity center. Our team is providing master infrastructure civil engineering design and associated civil engineering services; landscape architectural design services including a tree inventory and mitigation and irrigation plans; a master development plan map; project support and coordination; floodplain/FEMA assistance; permitting through St. Johns County and St. Johns River Water Management District (SJRWMD); construction phase services and bidding assistance; and additional services on an as needed basis.

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Julington Lakes St. Johns County, FL	Ongoing	
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	Check if project performed with current firm	

Project engineer. Kimley-Horn is providing professional services for this planned luxury home community in St. Johns County, Florida. The majority of this unique neighborhood is conserved as a nature preserve, featuring several beautiful lakes for residents and their guests to enjoy. Our team provides civil engineering services including plat coordination and construction phase services. As part of our construction phase responsibilities, our team members are performing the following tasks: bid preparation/contractor notification; conferences/meetings; site visits; construction observation; clarifications and interpretations; shop drawings and samples; inspections and tests; and as-built reviews. Project Cost: $1.2 million

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Coastal Oaks at Nocatee Ponte Vedra, FL	Ongoing	2018
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	Check if project performed with current firm	

Project engineer. Kimley-Horn provides professional services for this luxury community. A portion of Coastal Oaks is naturally preserved, including several walking and hiking trails. The project's amenities include a 300-acre park featuring basketball, tennis, and volleyball courts, a playground, and a water park; a 6,500-square-foot clubhouse that houses a fitness center and meeting spaces; three pools, including an infant/children's wading pool; and several picnic areas for residents and their guests to enjoy. Our team's services include bid preparation/contractor notification; conferences/meetings; site visits; construction observation; clarifications and interpretations; shop drawings and samples; inspections and tests; and as-built reviews.

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Global Home of the PGA TOUR Ponte Vedra, FL	Ongoing	
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	Check if project performed with current firm	

Project engineer. Kimley-Horn was selected to provide professional planning and civil engineering services for the development of the new 187,000-square-foot Global Home of the PGA TOUR. In addition to the three-story Global Home building, the site will include future office expansion areas, a spectator village, and an admissions gate and shuttle drop-off zone. Kimley-Horn is providing entitlement planning, engineering, and permitting services for the project. Our scope of services also includes roadway design, traffic engineering, signal design, civil/site plans, and construction phase services. Kimley-Horn is coordinating permitting for the Global Home project through St. Johns County, St. Johns River Water Management District (SJRWMD), and the U.S. Army Corps of Engineers (USACE).

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
Anna Walling, PLA, ASLA	**Landscape/Hardscape**	6	6

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc., Jacksonville, FL

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
Bachelor of Landscape Architecture / Ball State University	FL / Prof Landscape Architect / LA6667651

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Member, American Society of Landscape Architects (ASLA); Member, Florida Planning and Zoning Association

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
The District CDD RiversEdge,
Jacksonville, FL

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project landscape architect. Kimley-Horn provides professional engineering and landscape architectural services for this 30-acre mixed-use redevelopment project in Jacksonville. Kimley-Horn partnered with The District's CDD to provide professional consulting services for RiversEdge project, a 32-acre mixed-use development that's planned to transform Downtown Jacksonville's Southbank. The project is proposed to include 1,170 residential units, 200,000 square feet of office space, 200,000 square feet of retail space, a 125-slip marina, over 4.5 acres of public parks and public facilities, 1,950-foot addition to the Riverwalk, riverfront bars and restaurants, and a hotel. Cost: $65M

b.

(1) TITLE AND LOCATION *(City and State)*
Beachwalk
St. Johns County, FL

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project landscape architect. Kimley-Horn is providing professional services for the development of this 1,100-acre single-family housing development in northeast Florida. Along with several home subdivisions, this proposed development includes a 14-acre Crystal Lagoon; a fitness center and 20,000-square-foot clubhouse; tennis and volleyball courts; a dog park and an 18-hole mini putt-putt; several commercial retail locations; designated wetlands; and a high school. Our team is providing civil engineering design services including master site, paving and drainage, water and sewer, and master utility plans; permitting assistance through St. Johns County, St. Johns River Water Management District (SJRWMD), U.S. Army Corps of Engineers (USACE), and the Florida Department of Environmental Protection (FDEP); and construction phase services.

c.

(1) TITLE AND LOCATION *(City and State)*
Greenville County Square,
Greenville, SC

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: 2023
CONSTRUCTION *(If applicable)*: Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Landscape/Hardscape Design. Kimley-Horn designed the roadways, subsurface improvements, enhanced streetscape, and pedestrian corridors within this 28-acre municipal redevelopment area. In coordination with the City, County and private stakeholders, Anna helped design the pedestrian-focused hardscape and landscape for the master plan of the streetscape. The pedestrian and amenity areas were designed to complement the aesthetics of the existing downtown streetscape while creating a unique identity for this area. She also designed various pocket parks and trails connecting this new neighborhood to established, historic entertainment districts and their thriving multi-use trail.

d.

(1) TITLE AND LOCATION *(City and State)*
Parkland Preserve
St. Johns County, FL

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project landscape architect. Kimley-Horn is providing professional services for this proposed single-family, age-restricted subdivision in St. Johns County, Florida. When complete, the subdivision will feature 363 residential units on 114 acres and a four-acre amenity center. Our team is providing master infrastructure civil engineering design and associated civil engineering services; landscape architectural design services including a tree inventory and mitigation and irrigation plans; a master development plan map; project support and coordination; floodplain/Federal Emergency Management Agency (FEMA) assistance; permitting through St. Johns County and St. Johns River Water Management District (SJRWMD); construction phase services and bidding assistance; and additional services on an as needed basis.

e.

(1) TITLE AND LOCATION *(City and State)*
Julington Lakes
St. Johns County, FL

(2) YEAR COMPLETED
PROFESSIONAL SERVICES: Ongoing
CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project engineer. Kimley-Horn is providing professional services for this planned luxury home community in St. Johns County, Florida. The majority of this unique neighborhood is conserved as a nature preserve, featuring several beautiful lakes for residents and their guests to enjoy. Our team provides civil engineering services including plat coordination and construction phase services. As part of our construction phase responsibilities, our team members are performing the following tasks: bid preparation/contractor notification; conferences/meetings; site visits; construction observation; recommendation with respect to defective work; clarifications and interpretations; shop drawings and samples; inspections and tests; and as-built reviews.

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
Matt Jurney, PLA, ASLA	**Recreation/Playground Design**	21	18

15. FIRM NAME AND LOCATION *(City and State)*
Kimley-Horn and Associates, Inc., Jacksonville, FL

16. EDUCATION *(Degree and Specialization)*	17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*
Bachelor of Landscape Architecture / University of Georgia	FL / Prof Landscape Architect / LA6666993

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Member, American Society of Landscape Architects (ASLA

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*
Downtown Streetscape Renovation, Fernandina Beach, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project Manager and Landscape architect providing landscape, irrigation, and hardscape design. The existing historic streetscape in the downtown core of Fernandina Beach was in dire need of updating. Kimley-Horn provided conceptual design and construction documents that included updates for landscaping, hardscape (sidewalks and seat walls), site furnishings, street lighting, landscape lighting, and ADA upgrades throughout the downtown core. A special emphasis required by the city was to protect and maintain the specimen Live Oaks and other street trees within the corridor. The design incorporated existing historic bricks and hexagonal pavers to be refurbished and reused within the crosswalks and the historic block. Cost: N/A

b.

(1) TITLE AND LOCATION *(City and State)*
Durbin Crossing Park, St. Johns County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project Manager and Landscape architect for the expansion of Durbin Crossing Park in St. Johns County. Kimley-Horn provided conceptual planning and design as well as construction documents and permitting for a small new pitch soccer facility featuring 4 synthetic turf soccer pitches enclosed by a chain-link fence. The synthetic turf pitch was designed with a complete underdrain system that tied directly to the existing parks stormwater system. Additional park features of the soccer park expansion include bleachers, picnic tables, trash receptacles, shade structures, and expansion of the existing parking lot. Cost: $50,000

c.

(1) TITLE AND LOCATION *(City and State)*
The District CDD RiversEdge, Jacksonville, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project landscape/recreational design. Kimley-Horn provides professional engineering and landscape architectural services for this 30-acre mixed-use redevelopment project in Jacksonville. Kimley-Horn partnered with The District's CDD to provide professional consulting services for RiversEdge project, a 32-acre mixed-use development that's planned to transform Downtown Jacksonville's Southbank. The project is proposed to include 1,170 residential units, 200,000 square feet of office space, 200,000 square feet of retail space, a 125-slip marina, over 4.5 acres of public parks and public facilities, 1,950-foot addition to the Riverwalk, riverfront bars and restaurants, and a hotel. Cost: $65M.

d.

(1) TITLE AND LOCATION *(City and State)*
Parkland Preserve St. Johns County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project landscape architect. Kimley-Horn is providing professional services for this proposed single-family, age-restricted subdivision in St. Johns County, Florida. When complete, the subdivision will feature 363 residential units on 114 acres and a four-acre amenity center. Our team is providing master infrastructure civil engineering design and associated civil engineering services; landscape architectural design services including a tree inventory and mitigation and irrigation plans; a master development plan map; project support and coordination; floodplain/Federal Emergency Management Agency (FEMA) assistance; permitting through St. Johns County and St. Johns River Water Management District (SJRWMD); construction phase services and bidding assistance; and additional services on an as needed basis.

e.

(1) TITLE AND LOCATION *(City and State)*
Julington Lakes St. Johns County, FL

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE

Check if project performed with current firm

Project engineer. Kimley-Horn is providing professional services for this planned luxury home community in St. Johns County, Florida. The majority of this unique neighborhood is conserved as a nature preserve, featuring several beautiful lakes for residents and their guests to enjoy. Our team provides civil engineering services including plat coordination and construction phase services. As part of our construction phase responsibilities, our team members are performing the following tasks: bid preparation/contractor notification; conferences/meetings; site visits; construction observation; recommendation with respect to defective work; clarifications and interpretations; shop drawings and samples; inspections and tests; and as-built reviews.

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 **1**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
District CDD, RiversEdge, Jacksonville, FL	Ongoing	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
The District CDD	Craig Wrathell, District Manager	**561.571.0010; wrathell@whhassociates.com**

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

Kimley-Horn partnered with The Districts Community Development District (CDD) to provide professional Consulting services for RiversEdge, a 32-acre mixed-use development that was planned to transform Downtown Jacksonville's Southbank. The project is proposed to include 1,170 residential units, 200,000 sf of office space, 121,400 sf of retail space, a 125-slip marina, a 3.5-acre riverfront park, 1,950-foot addition to the Riverwalk, riverfront bars and restaurants, and a 200 room hotel. Our services on this project include the civil roadway and utility infrastructure design and the landscape/hardscape concept and design of the public roadways, parks, and Riverwalk expansion intended to serve the future private developments. We also provided sea wall and bulkhead design, brownfield environmental services, and permitting services.



Rendering of RiversEdge Marsh Park



1Marsh Park Completed

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn	Jacksonville, FL	Prime Consultant
b.			
c.			
d.			
e.			

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 **2**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Parkland Preserve CDD Continuing Contract, St. Johns County, FL	Ongoing	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Vesta District Services	**Dana Harden, LCAM, AMS, PCAM, District Manager**	**904.775.9754**

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

Kimley-Horn is providing professional services for this proposed single-family age-restricted subdivision in St. Johns County, Florida on an ongoing continuing contract. When complete, the subdivision will feature 363 residential units on 114 acres and a four-acre amenity center. Tasks our team are providing for this active adult community include master infrastructure civil engineering design and associated civil engineering services; landscape architectural design services including a tree inventory and mitigation and irrigation plans; a master development plan map; meeting, support, and project coordination; application preparation; floodplain/FEMA assistance; permitting through St. Johns County and St. Johns River Water Management District (SJRWMD); construction phase services/bidding assistance; and additional services on an as needed basis.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn	Jacksonville, FL	Prime Consultant
b.			
c.			
d.			
e.			
f.			

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: **3**

21. TITLE AND LOCATION *(City and State)*
Parkland Preserve CDD, Amenity Center
St. Johns County, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Vesta District Services	**Dana Harden, LCAM, AMS, PCAM, District Manager**	**904.775.9754**

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

Kimley-Horn is providing professional services for this proposed four-acre amenity center located within Parkland Preserve, a single-family age-restricted subdivision in St. Johns County, Florida. Tasks our team are providing for this active adult community include master infrastructure civil engineering design and associated civil engineering services; landscape architectural design services; a master development plan map; meeting, support, and project coordination; application preparation; floodplain/FEMA assistance; permitting (through St. Johns County and St. Johns River Water Management District); construction phase services/bidding assistance; and additional services on an as needed basis.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn	Jacksonville, FL	Prime Consultant
b.			
c.			
d.			
e.			
f.			

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 **4**

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Beachwalk **St. Johns County, FL**	Ongoing	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Twin Creeks Development Associates, LLC	**Robert Furlong**	**(904) 806-7082**

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

Kimley-Horn is providing professional services for the development of this 1,100-acre single-family housing development in northeast Florida. Along with several subdivisions of homes, this proposed development includes a 14-acre Crystal Lagoon; a fitness center and 20,000-square-foot clubhouse; tennis and volleyball courts; a dog park and an 18-hole mini putt-putt; several commercial retail locations; designated wetlands; and a high school. Our team is providing civil engineering design including master site, paving and drainage, water and sewer, and master utility plans; permitting assistance through St. Johns County, Saint Johns River Water Management District (SJRWMD), the U.S. Army Corps of Engineers (USACE), and the Florida Department of Environmental Protection (FDEP); and construction phase services.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn	Jacksonville, FL	Prime Consultant
b.			
c.			
d.			
e.			
f.			

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: **5**

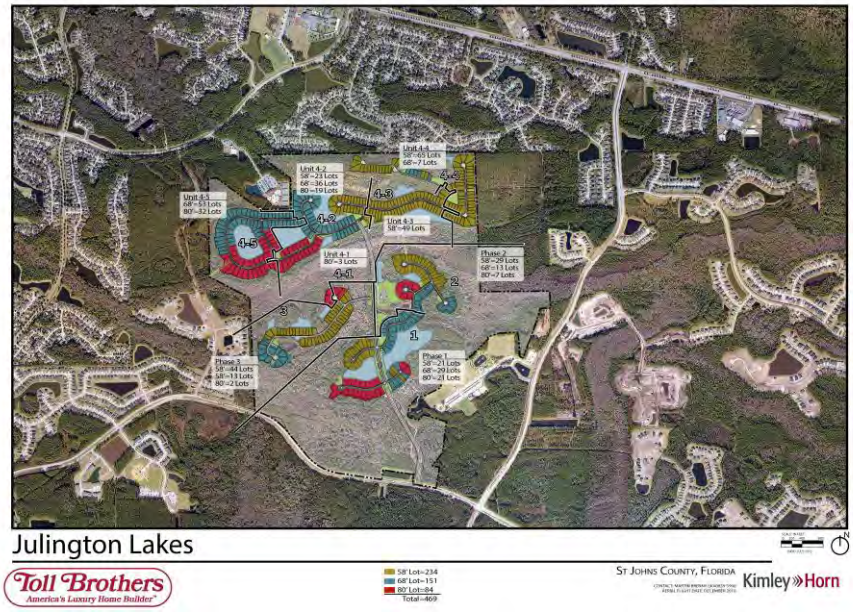
21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Julington Lakes CDD **St. Johns County, FL**	Ongoing	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Toll Brothers, Inc.	**Nick Kausch**	**(904) 287-4677**

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

Kimley-Horn is providing professional services for this planned luxury home community in St. Johns County, FL. The majority of this unique neighborhood is conserved as a nature preserve, featuring several beautiful lakes for residents and their guests to enjoy. Our team provides civil engineering services including plat coordination and construction phase services. As part of our construction phase responsibilities, our team members are performing the following tasks: bid preparation/contractor notification; conferences/meetings; site visits; observation of construction; recommendation with respect to defective work; clarifications and interpretations; shop drawings and samples; inspections and tests; and as-built reviews.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn	Jacksonville, FL	Prime Consultant
b.			
c.			
d.			
e.			

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
f.			

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: **6**

21. TITLE AND LOCATION *(City and State)*
Julington Lakes Amenity Center
St. Johns County, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Toll Brothers, Inc.	**Nick Kausch**	**(904) 287-4677**

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

Kimley-Horn is providing professional services for this planned amenity center within a luxury community in St. Johns County, FL. The majority of this unique neighborhood is conserved as a nature preserve, featuring several beautiful lakes for residents and their guests to enjoy. Our team provides civil engineering services including plat coordination and construction phase services. As part of our construction phase responsibilities, our team members are performing the following tasks: bid preparation/contractor notification; conferences/meetings; site visits; observation of construction; recommendation with respect to defective work; clarifications and interpretations; shop drawings and samples; inspections and tests; and as-built reviews.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn	Jacksonville, FL	Prime Consultant
b.			
c.			
d.			

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
e.			

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: 7

21. TITLE AND LOCATION *(City and State)*
RiverVUE (fka St. Johns Village)
Jacksonville, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	2018

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Chance Partners, LLC	**Judd Bobilin**	**678.799.8960**

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

Kimley-Horn is providing professional services for this 284-unit, market rate redevelopment project of an old, unutilized shopping center constructed in the 1980s. Kimley-Horn dealt with the presence of soil contamination, unknown and buried infrastructure, and the community concerns of the Riverside Avondale Preservation (RAP) Society. The developer and Kimley-Horn prepared for multiple meetings with RAP and put the concerned residents at ease with the redevelopment plans. Kimley-Horn was responsible for entitlement planning, traffic engineering, site planning, site design, and permitting services associated with redeveloping this project along Fishweir Creek.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn	Jacksonville, FL	Prime Consultant
b.			
c.			
d.			
e.			

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
f.			

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: **8**

21. TITLE AND LOCATION *(City and State)*
Global Home of the PGA TOUR
Ponte Vedra, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
PGA Tour Golf Course Properties, Inc.	**Jim Triola**	**(904) 273-3352**

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

Kimley-Horn was selected to provide professional planning and civil engineering services for the development of the new 187,000-square-foot Global Home of the PGA TOUR. In addition to the three-story Global Home building, the site will include future office expansion areas, a spectator village, and an admissions gate and shuttle drop-off zone. Kimley-Horn is providing entitlement planning, engineering, and permitting services for the project. Our scope of services also includes roadway design, traffic engineering, signal design, civil/site plans, and construction phase services. Kimley-Horn is coordinating permitting for the Global Home project through St. Johns County, St. Johns River Water Management District (SJRWMD), and the U.S. Army Corps of Engineers (USACE).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn	Jacksonville, FL	Prime Consultant
b.			
c.			
d.			

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
e.			

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: **9**

21. TITLE AND LOCATION *(City and State)*
Coastal Oaks at Nocatee
Ponte Vedra, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
Ongoing	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Toll Brothers, Inc.	**Nick Kausch**	**(904) 287-4677**

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

Kimley-Horn provides professional services for this luxury community in Ponte Vedra, FL. A portion of Coastal Oaks is naturally preserved including several walking and hiking trails. The project's amenities include a 300-acre park featuring basketball, tennis, and volleyball courts, a playground, and a water park; a 6,500-square-foot clubhouse that houses a fitness center and meeting spaces; three pools, including an infant/children's wading pool; and several picnic areas for residents and their guests to enjoy. Our team's services include bid preparation/contractor notification; conferences/meetings; site visits; observation of construction; recommendation with respect to defective work; clarifications and interpretations; shop drawings and samples; inspections and tests; and as-built reviews.





25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn	Jacksonville, FL	Prime Consultant
b.			
c.			
d.			
e.			

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
f.			

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 10

21. TITLE AND LOCATION *(City and State)*	22. YEAR COMPLETED	
Village Center Community Development District Villages, FL	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION *(If applicable)*

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Village Center Community Development District	Kenneth Blocker	**352.751.3939**

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



"Great project… even better are the reviews, they have been plentiful, loud and appreciative. The area is alive!"
- Janet Tutt, Former District Manager

Kimley-Horn prepared conceptual planning, public involvement, design, permitting, and construction phase administration under the Village Center Community Development District Multimodal Path System Master Plan and Design contract. Park features included multimodal transportation paths, walking paths constructed of flexible surfaces, landscaping and irrigation system design, parking, lighting, golf practice areas, and exercise stations specifically designed for the senior population.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
a.	Kimley-Horn	Jacksonville, Gainesville, Ocala, FL	Prime Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION *(City and State)*	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL *(From Section E, Block 12)*	27. ROLE IN THIS CONTRACT *(From Section E, Block 13)*	28. EXAMPLE PROJECTS LISTED IN SECTION F *(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)*									
		1	2	3	4	5	6	7	8	9	10
Josh Cockriel, PE	District Engineer	X			X	X	X		X	X	
Tripp Miller, PE	Assistant District Engineer	X			X					X	
Bill Schilling, PE	Quality Control/ Quality Assurance	X	X	X	X	X	X	X		X	X
Chris Reuther, PE	Stormwater/Roadway	X	X	X	X	X				X	X
Anna Walling, PLA	Landscape/Hardscape	X			X						
Matt Jurney, PLA	Recreation/Playground Design	X								X	

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT *(From Section F)*	NO.	TITLE OF EXAMPLE PROJECT *(From Section F)*
1	**District CDD, RiversEdge, Jacksonville, FL**	6	**Julington Lakes CDD, Amenity Center St. Johns County, FL**
2	**Parkland Preserve CDD St. Johns County, FL**	7	**RiverVUE (fka St. Johns Village) Jacksonville, FL**
3	**Parkland Preserve CDD, Amenity Center St. Johns County, FL**	8	**Global Home of the PGA TOUR Ponte Vedra, FL**
4	**Beachwalk St. Johns County, FL**	9	**Coastal Oaks at Nocatee Ponte Vedra, FL**
5	**Julington Lakes CDD St. Johns County, FL**	10	**Village Center Community Development District Villages, FL**

H. ADDITIONAL INFORMATION

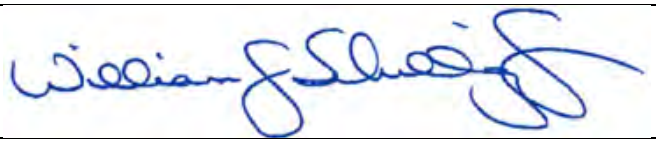
30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

A Team You Can Rely On

- **One Point-of-Contact** You can rely on Kimley-Horn to work beside your staff providing plans and permitting review and expert witness consultant services with the same keen eye you'd expect from your own staff.
- **Streamlined Coordination of Multiple Disciplines** You don't have to locate, procure, and manage separate consultants for each discipline.
- **Responsiveness to Your Needs** Our commitments to you will always be met. We have more than 8,700 professionals to make sure we do. You get the national resources of a large fi rm with the personal attention you'd get with a small fi rm.
- **Local Knowledge of Project Environments** Our staff members are well versed in Miami-Dade county procedures, familiar with staff processes and timeline expectations.
- **Value-Added Solutions** You get consistency on bidding and constructability.
- **Quality Assurance** You have the comfort of knowing that a wide range of services are under the management and quality control of one firm.
- **Relationships that Are Built on Respect** We value this partnership and will always look after your best interests.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

30. SIGNATURE	31. DATE
	11/14/2025

33. NAME AND TITLE

Bill Schilling, PE, Senior Vice President

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: RFQ 2025-445-DF

PART II – GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME: Kimley-Horn and Associates, Inc.	3. YEAR ESTABLISHED: 1996
	4. UNIQUE ENTITY IDENTIFIER: V8PKGG6NLKV6
2b. STREET: 12740 Gran Bay Parkway West	5. OWNERSHIP
	a. TYPE: Corporation
2c. CITY: Jacksonville; 2d. STATE: Florida; 2e. ZIP CODE: 32258	b. SMALL BUSINESS STATUS: No
6a. POINT OF CONTACT NAME AND TITLE: Blair Knighting, AICP, Planner	7. NAME OF FIRM *(If block 2a is a branch office)*: APHC, Inc.
6b. TELEPHONE NUMBER: 904.828.3917; 6c. E-MAIL ADDRESS: Blair.Knighting@kimley-horn.com	
8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. 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. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH	a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
02	Administrative	646	8	C10	Commercial Building; (low rise); Shopping Centers	6
08	CADD Technicians	352	5	H11	Housing (Residential, Multifamily, Apartments, Con	6
12	Civil Engineers	2038	20	U02	Urban Renewals; Community Development	6
21	Electrical Engineers	84	1	H07	Highways; Streets; Airfield Paving; Parking Lots	5
24	Environmental Scientists	105	2	T03	Traffic & Transportation Engineering	5
26	Forensic Engineers	5	1	L03	Landscape Architecture	5
39	Landscape Architects	223	4	O01	Office Building; Industrial Parks	4
47	Planners: Urban/Regional	173	3	P05	Planning (Community; Regional; Areawide & State)	4
48	Project Managers	435	4	S04	Sewage Collection, Treatment & Disposal	4
56	Specifications Writers	85	2	F05	Forensic Engineering	4
57	Structural Engineers	165	3	H09	Hospitals & Medical Facilities	3
58	Technician/Analysts	2025	18	I01	Industrial Buildings; Manufacturing Plants	3
60	Transportation Engineers	724	8	S01	Safety Engineering; Accident Studies; OSHA	3
62	Water Resources Engineers	399	5	W02	Water Resources; Hydrology; Ground Water	3
63	Design Technicians	152	2	W03	Water Supply; Treatment and Distribution	3
64	Technical Writers	204	1	I04	Intelligent Transportation Systems	3
65	Technical Support	1557	19	E07	Energy Conservation; New Energy Sources	2
66	Graphic Designers	118	1	H10	Hotels; Motels	2
				R03	Railroad and Rapid Transit	2
				R04	Recreational Facilities (Parks; Marinas; etc.)	2
	Other Employees	442	0	S07	Solid Wastes; Incineration; Landfill	2
	Total	9932	105	E11	Environmental Planning	2

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	8
c. Total Work	8

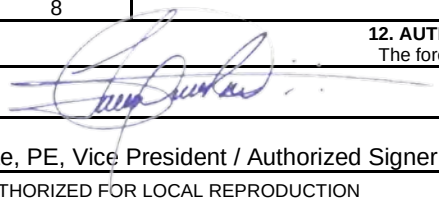
PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE



b. DATE: 9/11/2025

c. NAME AND TITLE: Leonte Almonte, PE, Vice President / Authorized Signer



PREPARED BY

Kimley»Horn

CONTACT

JOSH COCKRIEL, PE
904.704.6140
JOSH.COCKRIEL@KIMLEY-HORN.COM



Return to Agenda Pg. 1

EXHIBIT 7

First Coast Mulch
P.O. 550512
Jacksonville, FL 32255 US
+1 9042545366
AR@Firstcoastmulch.com

Estimate

ADDRESS
Vesta Property Services 245 Riverside Ave. #300 Jacksonville, FL 32202

SHIP TO
Tamaya (playground) 12788 Meritage Blvd. Jacksonville, FL 32246

ESTIMATE #	DATE	
5058	11/14/2025	

PROJECT STATUS
4 Pending

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	Playground Chips - JAX	Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 37 yards. Tamaya (playground) 12788 Meritage Blvd. Jacksonville, FL 32246 Ron Zastrocky - 904.355.1831 Rzastrocky@Vestapropertyservices.com	2,220.00

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@fcmindustries.com.
Thank you for the opportunity to bid your project. We look forward to working with you soon!

Please note that there is a 3% surcharge on all credit card payments. All estimates are valid for 90days.

TOTAL **$2,220.00**

Accepted By

Accepted Date

Return to Agenda Pg. 1

EXHIBIT 8

November 14, 2025

12788 Meritage Boulevard
Jacksonville , FL 32246

Attn: RonRon Zastrocky
Re: Culvert Drainage and Grading
Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Beach CDD**. Specifically, the scope of work shall be as described here in.

Scope of Work
The project involves restoring proper drainage from the culvert to the adjacent wetlands. Our team will clear and remove all debris obstructing the water passage, then open and clean out the culvert to ensure efficient flow. The surrounding area will be graded to establish a smooth, stable slope. To prevent erosion and reinforce the bank, we will install Bahia sod over the newly graded surface.

Materials:

Description	Quantity	UM/Size
Bahia sod	6	pallets
Fill Dirt	5	Yards

Miscellaneous:

Description
Demo/ Grade
Equipment
Debris removal

Total price* : $16,360_____ Initial

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.

- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
  - Initial watering will be provided upon installation;
  - Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
    - Hand-watering by garden hose from a private water source on-site is $60.00 per hour.
    - Hand-watering by hose from a metered public source (hydrant) is $70.00 per hour.
    - Tank-truck watering, from a metered public source (hydrant), is $100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

Additional watering: **YES _____ NO _____**

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A $30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

Acceptance of Proposal:

Ron Zastrocky

_____

_____

_____

Ruppert Landscape LLC
Kyle Carasea
813-293-0587 cell
kcarasea@ruppertcompanies.com

Date: _____

Return to Agenda Pg. 1

EXHIBIT 9

Tamaya Ammenity Center 12788 Meritage Blvd Jacksonville, FL 32246-0705		Clearly The Best Clear Impressions SOLAR & SECURITY WINDOW FILMS **(904) 730-3400** Clearimpressionsfla.com	**Sales Rep:** Christie Page **Phone #** (904) 813-0227 **Email** clearimpressions@me.com **Date of Bid:** 11/5/25 **Date of Install:**
Contact Person	OLIVER		
Subdivison / Side of Town	Tamaya		
How did you hear about us?	Prev. Customer		

Room	Facing	Panes	Width	Height	Sq Ft	Waste	Lin'	Total SqFt	Price	Film	Total
Tamaya Hall Uppers	W	40	15	11	45.8	10%	173	50		Fusion 10	0.00
Tamaya Hall Doors	W	80	12.5	19.5	135.4	10%	427	149		fusion 28,20 or 10	0.00
					0.0		0				
Tamaya Hall Uppers	E	40	15	11	45.8	10%	173	50		Fusion 10	0.00
Tamaya Hall Doors	E	80	12.5	19.5	135.4	10%	427	149		fusion 28,20 or 10	0.00
					0.0		0				
Entrance Doors	W	2	24	47	15.7	10%	24	17		Ceramic 45	0.00
					0.0		0				
Entrance Doors	E	2	24	47	15.7	10%	24	17		Ceramic 45	0.00
					0.0		0				
Entrance	E	16	25	21	58.3	10%	123	64		Ceramic 45	0.00
					0.0		0				
Oliver's Office Interior	S	2	25	50	17.4	10%	25	19		Ultra View 5	0.00
					0.0		0				
Oliver's Office Uppers	W	4	28	15	11.7	10%	29	13		Fusion 10	0.00
Oliver's Office Uppers	W	4	19	15	7.9	10%	23	9		Fusion 10	0.00
Oliver's Office Uppers	W	4	9	10	2.5	10%	13	3		Fusion 10	0.00
Oliver's Office	W	12	17	19	26.9	10%	72	30		Fusion Line	0.00
Oliver's Office Uppers	N	4	28	15	11.7	10%	29	13		Fusion 10	0.00
Oliver's Office Uppers	N	4	19	15	7.9	10%	23	9		Fusion 10	0.00
Oliver's Office Uppers	N	4	9	10	2.5	10%	13	3		Fusion 10	0.00
Oliver's Office	N	12	17	19	26.9	10%	72	30		Fusion Line	0.00
					0.0		0				
fitness center uppers	w	40	12	12	40.0	10%	160	44	22.00	fusion 28,20 or 10	968.00
fitness center	w	80	10	19	105.6	10%	387	116	22.00	fusion 28,20 or 10	2552.00
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Linear Feet	2214	Cost of Adhesive		Total SqFt W/ Waste	785.00
Notes				Total Cost of Job	3520.00
REMOVAL OF HOURS STICKERS ON INSIDE & INSTALLATION OF NEW HOURS NO CHARGE & INSTALLED ON EXTERIOR -BRING DOUBLE SIDED TAPE FOR REAPPLICATON OF USE THIS DOOR SIGN				Adhesive	0.00
				Adjustments	
				Adjustments	
Window Types:	Silicon / Wood / Paint / Ladder			**Grand Total**	**3520.00**

A 3% processing fee will be applied to all credit card transactions. Cash, Checks, Bank Transfers, & debit transactions are not subject to a surcharge.	Credit 3% Fee	Credit Total	3626.00
	106.00		

Return to Agenda Pg. 1

EXHIBIT 10

Tamaya Ammenity Center 12788 Meritage Blvd Jacksonville, FL 32246-0705		Clear Impressions — Clearly The Best SOLAR & SECURITY WINDOW FILMS **(904) 730-3400** Clearimpressionsfla.com	**Sales Rep:** Christie Page **Phone #** (904) 813-0227 **Email** clearimpressions@me.com **Date of Bid:** 11/5/25 **Date of Install:**
Contact Person	OLIVER		
Subdivison / Side of Town	Tamaya		
How did you hear about us?	Prev. Customer		

Room	Facing	Panes	Width	Height	Sq Ft	Waste	Lin'	Total SqFt	Price	Film	Total
Tamaya Hall Uppers	W	40	15	11	45.8	10%	173	50	22.00	Fusion 10	1100.00
Tamaya Hall Doors	W	80	12.5	19.5	135.4	10%	427	149	22.00	fusion 28,20 or 10	3278.00
					0.0		0				
Tamaya Hall Uppers	E	40	15	11	45.8	10%	173	50		Fusion 10	0.00
Tamaya Hall Doors	E	80	12.5	19.5	135.4	10%	427	149		fusion 28,20 or 10	0.00
					0.0		0				
Entrance Doors	W	2	24	47	15.7	10%	24	17		Ceramic 45	0.00
					0.0		0				
Entrance Doors	E	2	24	47	15.7	10%	24	17		Ceramic 45	0.00
					0.0		0				
Entrance	E	16	25	21	58.3	10%	123	64		Ceramic 45	0.00
					0.0		0				
Oliver's Office Interior	S	2	25	50	17.4	10%	25	19		Ultra View 5	0.00
					0.0		0				
Oliver's Office Uppers	W	4	28	15	11.7	10%	29	13		Fusion 10	0.00
Oliver's Office Uppers	W	4	19	15	7.9	10%	23	9		Fusion 10	0.00
Oliver's Office Uppers	W	4	9	10	2.5	10%	13	3		Fusion 10	0.00
Oliver's Office	W	12	17	19	26.9	10%	72	30		Fusion Line	0.00
Oliver's Office Uppers	N	4	28	15	11.7	10%	29	13		Fusion 10	0.00
Oliver's Office Uppers	N	4	19	15	7.9	10%	23	9		Fusion 10	0.00
Oliver's Office Uppers	N	4	9	10	2.5	10%	13	3		Fusion 10	0.00
Oliver's Office	N	12	17	19	26.9	10%	72	30		Fusion Line	0.00
					0.0		0				
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Linear Feet	1667	Cost of Adhesive		Total SqFt W/ Waste	625.00
Notes				Total Cost of Job	4378.00
REMOVAL OF HOURS STICKERS ON INSIDE & INSTALLATION OF NEW HOURS NO CHARGE & INSTALLED ON EXTERIOR -BRING DOUBLE SIDED TAPE FOR REAPPLICATON OF USE THIS DOOR SIGN				Adhesive	0.00
				Adjustments	
				Adjustments	
Window Types:	Silicon / Wood / Paint / Ladder			**Grand Total**	**4378.00**

A 3% processing fee will be applied to all credit card transactions. Cash, Checks, Bank Transfers, & debit transactions are not subject to a surcharge.	Credit 3% Fee	Credit Total	4509.00
	131.00		

Return to Agenda Pg. 1

EXHIBIT 11

Bill To:	KAREN YOUNG
Client Code:	16YOUNK000
Ship To:	
F/L Name:	BEACH CDD
Address:	12788 MERITAGE BLVD
City/State/Zip:	JACKSONVILLE, FL 32246
Phone 1:	904-514-6074
Phone 2:	

BAER'S
Quality Furniture & Interior Design

JACKSONVILLE
7760 GATE PKWY

JACKSONVILLE, FL 32256
904-493-2730

Order Number:	1022516JHHE	**Date:**	22 Oct 2025
Order Type:	QUOTE	**Status:**	OPEN
Quote Exp:	22 Nov 2025		
Sales 1:	TAB16		
Sales 2:			
Transportation:	DELIVERY		
Date:	31 Dec 2046		
Delivery Zone:	NF1		

Qty	SKU	Vendor	Vendor Stock Number	Description	Price
1	206226658	CABH	BS-7605-53-1 ERIC DINING TOP	PORCELAIN TOP (1 OF 2) DNG TBL	$1199.00
Comment:	8 table tops- $9,592.00				
1	259199983	FACH	1200-05-M 8703 CLOUD	SIDE CHAIR CONCAVE (SHORT)	$519.00
Comment:	60 chairs- $31,140.00				
1	208226654	CABH	BS-7605-53-2 ERIC BASE DNG TBL	ERIC BASE (2 OF 2) DNG TBL.	$0.00
Comment:	8 table bases				
1	72XXHOURS	BAER	QUOTE IS VALID FOR 72 HOURS	PRICE IS VALID FOR 72 HOURS	$0.00

$ 40,732

Comments:		**Totals:**	
Sales: No Taxes because of Community CDD	**Tax Code:** 7.5	**Subtotal:**	$1718.00
		Delivery Charge:	$0.00
		Setup Fee:	$0.00
		Tax:	$128.85
Delivery:		**Total:**	$1846.85
		Deposits/Payments:	$0.00
		Finance Amount:	$0.00
		Balance Due:	**$1846.85**
	Signature:		
	Date:		

Return to Agenda Pg. 1

Thank You For Shopping at Baers

EXHIBIT 12

SERVICE AGREEMENT

LAWN & PEST CONTROL, INC

PO Box 23754 Jacksonville, FL 32241
www.onecalllawnandpest.com
904.413.8377

CUSTOMER INFORMATION		
NAME Beach CDD Tamaya		
SERVICE STREET ADDRESS Fiera Vista Dr Jacksonville, FL 32246		
BILLING ADDRESS	☐ SAME AS ABOVE	
CITY	STATE	ZIP
EMAIL ADDRESS	PHONE	

☐ **BI-MONTHLY LAWN CARE:** Price per month / year $ 494/5928 First Month Price $ 988

Fertilization, weed control, insecticide, and fungus suppression in the turf. (Grassy weeds are uncontrollable) 70,000sqft

Special Instructions: 3 treatments service/6month for common areas on Fiera Vista Dr, Spiro, Velletta.. just give us 30 day notice to ensure proper cancelation.

☐ **BI-MONTHLY SHRUB CARE**: Price per month / year $ _____ First Month Price $ _____

Fertilization, insect, fungus, and mite monitoring while using IPM (Integrated Pest Management). (Excludes weeds in shrub beds)

Special Instructions: _____

☐ **BI-MONTHLY PEST PREVENTION:** Price per month / year $ _____ First Month Price $ _____

Exterior, proactive treatments to help prevent home invading insects. (Excludes wood destroying organisms)

Special Instructions: _____

☐ **SEASONAL MONTHLY MOSQUITO REDUCTION:** (Billed and serviced for the months MAR-NOV)

Inspection & application to all shrubs, trees, and shaded areas. Includes larvicide in stagnant water.

Price per month / year $ _____ First Month Price $ _____

☐ **ANNUAL TERMITE BAIT SERVICE:** (Billed annually on anniversary date)

Initial Installation/Treatment Price $ _____ Annual Renewal Fee $ _____

☐ **OTHER SERVICES:** Price per month / year $ _____ First Month Price $ _____

Special Instructions: _____

All materials applied by our thoroughly trained technicians are E.P.A. approved. If any member of your household is sensitive to chemicals or chemical odors, you should consult your doctor before any chemicals are applied.

ACCEPTED PAYMENT METHODS: Check, money order, pay through our online portal with a debit/credit card or setup auto debit/credit. Auto debit is processed the 15th of every month.

AUTHORIZATION FOR AUTO DEBIT/CREDIT CARD USE:

All information will remain confidential and secure by One Call Pest Control, Inc. and WorkWave Credit Processing Services.

Name on Card: _____

Credit Card #: _____ Card Security Code: _____ Expiration Date: _____

Accepted By: _____

If service is terminated following a scheduled treatment, the customer is responsible for that month's payment, and the following months payment.

All materials applied by our thoroughly trained technicians are E.P.A. approved. If any member of your household is sensitive to chemicals or chemical odors, you should consult your doctor before any chemicals are applied.

SERVICE AGREEMENT

LAWN & PEST CONTROL, INC

PO Box 23754 Jacksonville, FL 32241
www.onecalllawnandpest.com
904.413.8377

CUSTOMER INFORMATION		
NAME Beach CDD Tamaya		
SERVICE STREET ADDRESS Fiera Vista Dr Jacksonville, FL 32246		
BILLING ADDRESS	☐ SAME AS ABOVE	
CITY	STATE	ZIP
EMAIL ADDRESS	PHONE	

☐ **BI-MONTHLY LAWN CARE:** Price per month / year $ 494/5928 First Month Price $ 1482

Fertilization, weed control, insecticide, and fungus suppression in the turf. (Grassy weeds are uncontrollable) 70,000sqft

Special Instructions: One time treatment for common areas on Fiera Vista, spiro and Velletta.

☐ **BI-MONTHLY SHRUB CARE**: Price per month / year $ _____ First Month Price $ _____

Fertilization, insect, fungus, and mite monitoring while using IPM (Integrated Pest Management). (Excludes weeds in shrub beds)

Special Instructions: _____

☐ **BI-MONTHLY PEST PREVENTION:** Price per month / year $ _____ First Month Price $ _____

Exterior, proactive treatments to help prevent home invading insects. (Excludes wood destroying organisms)

Special Instructions: _____

☐ **SEASONAL MONTHLY MOSQUITO REDUCTION:** (Billed and serviced for the months MAR-NOV)

Inspection & application to all shrubs, trees, and shaded areas. Includes larvicide in stagnant water.

Price per month / year $ _____ First Month Price $ _____

☐ **ANNUAL TERMITE BAIT SERVICE:** (Billed annually on anniversary date)

Initial Installation/Treatment Price $ _____ Annual Renewal Fee $ _____

☐ **OTHER SERVICES:** Price per month / year $ _____ First Month Price $ _____

Special Instructions: _____

All materials applied by our thoroughly trained technicians are E.P.A. approved. If any member of your household is sensitive to chemicals or chemical odors, you should consult your doctor before any chemicals are applied.

ACCEPTED PAYMENT METHODS: Check, money order, pay through our online portal with a debit/credit card or setup auto debit/credit. Auto debit is processed the 15th of every month.

AUTHORIZATION FOR AUTO DEBIT/CREDIT CARD USE:

All information will remain confidential and secure by One Call Pest Control, Inc. and WorkWave Credit Processing Services.

Name on Card: _____

Credit Card #: _____ Card Security Code: _____ Expiration Date: _____

Accepted By: _____

If service is terminated following a scheduled treatment, the customer is responsible for that month's payment, and the following months payment.

All materials applied by our thoroughly trained technicians are E.P.A. approved. If any member of your household is sensitive to chemicals or chemical odors, you should consult your doctor before any chemicals are applied.

SERVICE AGREEMENT

LAWN & PEST CONTROL, INC

PO Box 23754 Jacksonville, FL 32241
www.onecalllawnandpest.com
904.413.8377

CUSTOMER INFORMATION		
NAME Beach CDD Tamaya		
SERVICE STREET ADDRESS Fiera Vista Dr Jacksonville, FL 32246		
BILLING ADDRESS	☐ SAME AS ABOVE	
CITY	STATE	ZIP
EMAIL ADDRESS	PHONE	

☐ **BI-MONTHLY LAWN CARE:** Price per month / year $ 494/5928 First Month Price $ 988

Fertilization, weed control, insecticide, and fungus suppression in the turf. (Grassy weeds are uncontrollable) 70,000sqft

Special Instructions: regular service agreement for common area on Fiera Vista, Spiro,vellatta

☐ **BI-MONTHLY SHRUB CARE**: Price per month / year $ _____ First Month Price $ _____

Fertilization, insect, fungus, and mite monitoring while using IPM (Integrated Pest Management). (Excludes weeds in shrub beds)

Special Instructions: _____

☐ **BI-MONTHLY PEST PREVENTION:** Price per month / year $ _____ First Month Price $ _____

Exterior, proactive treatments to help prevent home invading insects. (Excludes wood destroying organisms)

Special Instructions: _____

☐ **SEASONAL MONTHLY MOSQUITO REDUCTION:** (Billed and serviced for the months MAR-NOV)

Inspection & application to all shrubs, trees, and shaded areas. Includes larvicide in stagnant water.

Price per month / year $ _____ First Month Price $ _____

☐ **ANNUAL TERMITE BAIT SERVICE:** (Billed annually on anniversary date)

Initial Installation/Treatment Price $ _____ Annual Renewal Fee $ _____

☐ **OTHER SERVICES:** Price per month / year $ _____ First Month Price $ _____

Special Instructions: _____

All materials applied by our thoroughly trained technicians are E.P.A. approved. If any member of your household is sensitive to chemicals or chemical odors, you should consult your doctor before any chemicals are applied.

ACCEPTED PAYMENT METHODS: Check, money order, pay through our online portal with a debit/credit card or setup auto debit/credit. Auto debit is processed the 15th of every month.

AUTHORIZATION FOR AUTO DEBIT/CREDIT CARD USE:

All information will remain confidential and secure by One Call Pest Control, Inc. and WorkWave Credit Processing Services.

Name on Card: _____

Credit Card #: _____ Card Security Code: _____ Expiration Date: _____

Accepted By: _____

If service is terminated following a scheduled treatment, the customer is responsible for that month's payment, and the following months payment.

All materials applied by our thoroughly trained technicians are E.P.A. approved. If any member of your household is sensitive to chemicals or chemical odors, you should consult your doctor before any chemicals are applied.

Return to Agenda Pg. 1

EXHIBIT 13

Turn Page

Proposal

Front & Back Double Doors(Both sides)



	NEW COLOR	#COATS
Door Panel 5-8 (includes casing) Materials: Minwax Performance Stain : , Minwax WB Helmsman :		2

FRONT & BACK DOUBLE DOORS(BOTH SIDES) SUBTOTAL $2,159.11

#32256355

Beach - 32256355 - Beach CDD/Tamaya Club House

360 Painting of Jacksonville

- Welcome
- About Us
- Insurance
- About Your Project
- Proposal
- Agreement
- Certificate of Completion

Indoor columns (12)



	NEW COLOR	#COATS
Columns		1

Materials:
EXT Superpaint :

INDOOR COLUMNS (12) SUBTOTAL $1,008.71

Indoor Wall in Club House



	NEW COLOR	#COATS
Walls		2

Materials:
INT Superpaint:

Base Boards	1

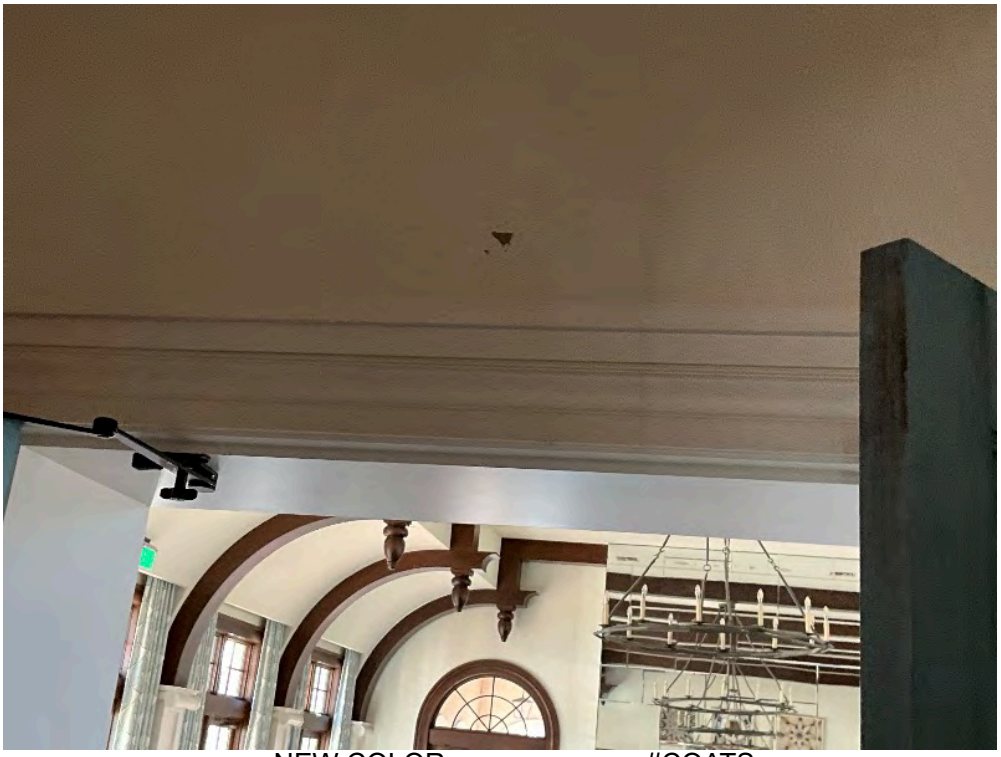
Materials:
INT Superpaint Semi-Gloss :

Casing (without door)	1

Materials:
INT Superpaint Semi-Gloss :

INDOOR WALL IN CLUB HOUSE SUBTOTAL $802.70

Small wall above double doors



	NEW COLOR	#COATS
Walls		2

Materials:
INT Superpaint:

SMALL WALL ABOVE DOUBLE DOORS SUBTOTAL $76.73

Project Set up/Clean up/Prep/Repair

	NEW COLOR	#COATS
Set Up/Prep/Clean Up	N/A	1

PROJECT SET UP/CLEAN UP/PREP/REPAIR SUBTOTAL $1,005.76

LABOR $4,434.71

DISCOUNT	**($443.47)**
SUBTOTAL	**$3,991.24**
LABOR SUBTOTAL	**$3,991.24**
MATERIALS	**$813.36**
TAX	**$0.00**
MATERIALS SUBTOTAL	**$813.36**
GRAND TOTAL	**$4,804.60**

EXHIBIT 14

November 23, 2026

Re: Beach CDD Lifeguard Proposal

POOLS OPERATIONS-Certified Lifeguards:

ELITE AMENITIES ('The Company") AGREES TO FURNISH UNIFORMED LIFEGUARDS TO PERFORM AS OUTLINED IN THE "description of staff and duties" section.

DESCRIPTION OF STAFF & DUTIES:

>CERTIFIED LIFEGUARDS THAT ARE TRAINED, INCLUDING PROFESSIONAL CPR, FIRST AID, AND AED OPERATIONS

>LIFEGUARDS ARE TRAINED TO OVERSEE THE POOL AND POOL DECK AND ADMINISTER THE STATED POOL RULES AS PROVIDED BY THE CUSTOMER. CUSTOMER WILL OUTLINE IN WRITING 30 DAYS TO THE PRIOR OF THE POOL OPENING DATE ANY SPECIFIC TRAININGS ON HOW THEY WANT LIFEGUARDS TO ADMINISTER RULES AND ANY SPECIFICS TO THE PROPERTIES POOL THAT STAFF WILL NEED TO PERFORM OR ADMINISTER.

>LIFEGUARD(S) WILL MAINTAIN A LOG OF ALL INCIDENTS AND COMPLETE LIGHT CLEANING DUTIES TO INCLUDE STRAIGHTENING ALL DECK FURNITURE, UMBRELLA MANAGEMENT, PICKING UP POOL TOYS, LOST AND FOUND ITEMS AND LOCKING UP THE EXIT AT CONCLUSION IF REQUIRED.

> COMPANY REPRESENTS AND WARRANTS IT HAS SPECIFIC KNOWLEDGE OF ALL APPLICABLE LAWS, CODES AND REGULATIONS, WHETHER STATE, COUNTY, MUNICIPALITY OR OTHERWISE, REGARDING THE POOLS OPERATION, AND WILL ENSURE THAT ITS EMPLOYEES, AGENTS AND OTHER PARTIES FOLLOW ALL APPLICABLE LAWS, CODES AND REGULATIONS.

>LIFEGUARDS WILL ABIDE BY THE COMPANY'S BEHAVIORAL CONDUCT PROVISIONS AND INFRACTIONS WILL BE DOCUMENTS AND HANDLED BY THE COMPANY BEHAVIORAL PERFORMANCE MANAGEMENT PROCESS AS OUTLINED IN THE EMPLOYEE BEHAVIOR CONTRACT THEY ARE REQUIRED TO SIGN ANNUALLY.

PERSONNEL:

All Company personnel shall be employed solely by the Company and be employees of the Company. NO LIFEGUARDS SHALL BE ENGAGED BY THE COMPANY AS AN "INDEPENDENT CONTRACTOR" TO FULFILL THE TERMS OF THIS AGREEMENT.

1. The Company agrees to pay the following for Company employees including all lifeguards:

a. wages
b. income tax withholdings
c. Social security withholdings
d. State unemployment insurance.
e. Federal unemployment insurance
f. Workmen's compensation insurance

2. The Company will train personnel. Personnel not performing up to the standards of the Company will be placed through the proper behavior and performance management process.
3. Lifeguard Personnel employed by the Company shall have Valid Lifeguarding Certificates, Lifeguard Training Certificates, or the equivalent, as well as Professional CPR and First Aid Certificates.
4. Personnel employed by the Company shall go through the Company's orientation training, onsite training, and ongoing training.
5. Lifeguards shall have the authority to enforce Customer's and published and posted rules and minimum safety standards with swimmers and all other persons at pool facility, within their best judgment and sole discretion and remove patrons as determined by Company.
6. The customer will provide 30 days prior to the start of the season: directions, including contact names, phone numbers and any other contact information on how infractions are to be handled by staff. The infraction directions will also include how the customer wants the company to handle non-compliant pool occupants during mandatory pool closures.
7. The company's supervisory staff will supervise personnel. The Company supervisors will perform random inspections of the Customer's facilities and performance of personnel.
8. The company will invest substantial resources to train and convey information concerning operational techniques and management procedures to its employees at Customer's facility and Customer acknowledges that such information and investment is a valuable asset of the Company's business.

POOLS CLOSURE EVENTS:

The Company or the Customer shall have the right to close the Facility early in the event of severe weather. Prolonged lightning, thunder and high winds shall constitute severe weather and are a danger to swimmers. Per the National Weather Service Guidelines and the American Red Cross, at the first occurrence of thunder or lightning, the pools(s) at the Facility shall be closed to swimmers for 30 minutes. Should thunder or lightning persist, pools shall remain closed until 30 minutes after the last occurrence of thunder or lightning. The deck area shall also be closed for 30 minutes after each occurrence of lightning. Lightning or Thunder regulations will be at the sole decision making of the trained and on staff lifeguard. Closures for non-severe weather events will not result in any billing or payment credits.

INSURANCE/LIABILITY:

The Company shall maintain and keep in full force the following coverage:

1. Worker's Compensation insurance covering all persons engaged on behalf of the Company in the performance of the terms of this agreement.
2. General and Professional Liability Insurance.

Company agrees to supply copies of certificates of insurance to the Customer verifying the above-mentioned insurance coverage upon request.

2026 DATES and TIMES:

May 23rd - September 7th

- **Tuesdays through Thursdays:** 10:00 AM – 6:00 PM with 3 lifeguards
- **Fridays through Sundays:** 12:00 PM – 6:00 PM with 4 lifeguards
- **Memorial Day and Labor Day** 12:00 PM – 6:00 PM with 4 lifeguards

The schedule is attached for review and adjustments if necessary

FEE:

Based on the above assumptions with Memorial Day, July 4th, and Labor Day billed at 1.5x,

$47,485.80 - This is a total of 1860 hours at $25.53/hr

ELITE AMENITIES

Who We Are
Elite Amenities provides professional staffing, instruction, and programming for community amenity centers. We partner with Community HOAs, CDDs, property managers, and private facilities to create safe, engaging environments that residents and members enjoy.

Our Core Services

Lifeguard & Pool/Amenity Monitor Staffing
- Certified Lifeguards and trained Pool & Amenity Monitors
- Active supervision, rule enforcement, and guest engagement
- Seasonal and holiday coverage available

Janitorial & Facility Cleaning
- Clubhouses, fitness centers, restrooms, and pool decks
- Routine cleaning schedules and deep-clean options
- Elite provides equipment and cleaning products; community supplies paper/toiletry goods

Tennis & Pickleball Programs
- Private and group lessons for all ages
- Clinics, socials, and community events
- Court supervision and programming support

Yoga, Fitness & Wellness
- On-site yoga and group fitness classes
- Personal training options (where requested)
- Massage therapy and wellness events/workshops

Youth Programs: Camps & After-School
- Summer camps and specialty clinics
- After-school enrichment and active play
- Focus on safety, fun, and positive community engagement

Swim Lessons & Aquatic Programs
- Private and small-group swim lessons
- Youth and adult instruction
- Integration with partner swim programs as needed

Certifications & Training

- **Swim Instructors** certified through:
  - American Red Cross
  - FAST Swim Program
- **Lifeguards** certified through:
  - American Red Cross
  - Lifeguard-Pro

All staff are background-checked, trained, and supported by Elite's management team. We are fully insured and experienced in HOA and CDD environments.

Why Communities Choose Elite

- Professional, uniformed, customer-service-oriented team
- Flexible, scalable solutions tailored to each property
- Local Northeast Florida company with strong community relationships

Let's Talk About Your Community

- We'll work with you to build a custom package that matches your amenities, budget, and resident expectations. (Scan the QR code for more information)

Elite Amenities, NE FL, LLC
St Johns, FL 32256
📞 904-710-0172 ✉️ Admin@EliteAmenities.com 🌐 www.EliteAmenities.com

	Hours	# of Lifeguard	Total Hrs	Notes	
23-May	6	4	24		
24-May	6	4	24		
25-May	6	4	24	Memorial Day	1.5x
26-May	0	3	0		
27-May	0	3	0		
28-May	8	3	24	Last Day of School	POOL OPEN
29-May	6	4	24		
30-May	6	4	24		
31-May	6	4	24		
1-Jun	0	3	0		
2-Jun	8	3	24		
3-Jun	8	3	24		
4-Jun	8	3	24		
5-Jun	6	4	24		
6-Jun	6	4	24		
7-Jun	6	4	24		
8-Jun	0	3	0		
9-Jun	8	3	24		
10-Jun	8	3	24		
11-Jun	8	3	24		
12-Jun	6	4	24		
13-Jun	6	4	24		
14-Jun	6	4	24		
15-Jun	0	3	0		
16-Jun	8	3	24		
17-Jun	8	3	24		
18-Jun	8	3	24		
19-Jun	6	4	24		
20-Jun	6	4	24		
21-Jun	6	4	24		
22-Jun	0	3	0		
23-Jun	8	3	24		
24-Jun	8	3	24		

25-Jun	8	3	24		
26-Jun	6	4	24		
27-Jun	6	4	24		
28-Jun	6	4	24		
29-Jun	0	3	0		
30-Jun	8	3	24		
1-Jul	8	3	24		
2-Jul	8	3	24		
3-Jul	6	4	24		
4-Jul	6	4	24	July 4th	1.5x
5-Jul	6	4	24		
6-Jul	0	3	0		
7-Jul	8	3	24		
8-Jul	8	3	24		
9-Jul	8	3	24		
10-Jul	6	4	24		
11-Jul	6	4	24		
12-Jul	6	4	24		
13-Jul	0	3	0		
14-Jul	8	3	24		
15-Jul	8	3	24		
16-Jul	8	3	24		
17-Jul	6	4	24		
18-Jul	6	4	24		
19-Jul	6	4	24		
20-Jul	0	3	0		
21-Jul	8	3	24		
22-Jul	8	3	24		
23-Jul	8	3	24		
24-Jul	6	4	24		
25-Jul	6	4	24		
26-Jul	6	4	24		
27-Jul	0	3	0		
28-Jul	8	3	24		
29-Jul	8	3	24		

30-Jul	8	3	24		
31-Jul	6	4	24		
1-Aug	6	4	24		
2-Aug	6	4	24		
3-Aug	0	3	0		
4-Aug	8	3	24		
5-Aug	8	3	24		
6-Aug	8	3	24		
7-Aug	6	4	24		
8-Aug	6	4	24		
9-Aug	6	4	24		
10-Aug	0	3	0	FIRST DAY OF SCHOOL	
11-Aug	0	3	0		
12-Aug	0	3	0		
13-Aug	0	3	0		
14-Aug	0	3	0		
15-Aug	6	4	24		
16-Aug	6	4	24		
17-Aug	0	3	0		
18-Aug	0	3	0		
19-Aug	0	3	0		
20-Aug	0	3	0		
21-Aug	0	3	0		
22-Aug	6	4	24		
23-Aug	6	4	24		
24-Aug	0	3	0		
25-Aug	0	3	0		
26-Aug	0	3	0		
27-Aug	0	3	0		
28-Aug	0	3	0		
29-Aug	6	4	24		
30-Aug	6	4	24		
31-Aug	0	3	0		
1-Sep	0	3	0		
2-Sep	0	3	0		

3-Sep	0	3	0		
4-Sep	0	3	0		
5-Sep	6	4	24		
6-Sep	6	4	24		
7-Sep	6	4	24	Labor Day	1.5x
			1824		
		Holiday hrs	36		
		Total Hrs	1860		
		HR Rate	25.53		
		Total	$47,485.80		

Return to Agenda Pg. 2

EXHIBIT 15

Extension



LIFE FITNESS

LIFE FITNESS BACK EXTENSION

★★★★★ (2) Questions & Answers

MONTHLY	ONE-TIME
from $71 /monthly	from $1,694.00 ~~$1,882.00~~ SAVE 10%

Monthly payments available with affirm. See if you qualify.
HSA/FSA eligible Save an average of 30% Learn more

Free Delivery & Install

Made in USA using Global Materials

Color: Charcoal Frame / Black Upholstery

IN-HOME DELIVERY
This item will be delivered and installed within 5-7 weeks
- Placement in the room of your choice
- Professional assembly and removal of packaging

Chat With Us!

ADD TO CART

847.288.3300 | LIFEFITNESS.COM

Life Fitness / HAMMER STRENGTH



HEALTH CLUBS | HOSPITALITY | ATHLETICS | MULTI-UNIT HOUSING | UNIFORMED SERVICE

Jerry Vongkoth

Email: jerry.vongkoth@lifefitness.com

Inspiring the world to work out

QUOTE : CPQ-32353

DATE : 11-25-2025

BILL TO : BEACH COMMUNITY DEVELOPMENT DISTRICT

TAMAYA COMMUNITY BY ICI HOMES
12788 MERITAGE BLVD

JACKSONVILLE

FL 32246-0705

US

SHIP TO : BEACH COMMUNITY DEVELOPMENT DISTRICT

TAMAYA COMMUNITY BY ICI HOMES
12788 MERITAGE BLVD

JACKSONVILLE

FL 32246-0705

US

Thank you for the opportunity to present a comprehensive equipment recommendation. It is an honor to be considered and we hope you will select us to partner with you to create a premier fitness facility for your organization.

Choosing the right fitness equipment can be daunting. The products you select must be easy to use and inviting for a variety of exercisers. They must be durable and reliable -- capable of standing up to the rigors of continued daily use. That is why partnering with an industry-leading manufacturer uniquely qualified to guide you through the process is so important.

Life Fitness has over 30 years' experience helping facilities select their fitness equipment and create customized fitness environments that encourage exercisers to work out more often and lead healthier lives. We offer the largest breadth of cardio, strength and performance-training equipment, value-added services, and ongoing support to ensure that your facilities' needs will be met in the years to come.

If you have any questions or comments regarding our proposal, please contact us as indicated below. The Life Fitness team looks forward to supporting you in the future.

Sincerely,

LIFE FITNESS

THIS IS A DRAFT QUOTE AND NOT A CONTRACT - SUBJECT TO MANAGEMENT APPROVAL

#	DESCRIPTION		CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
Strength							
1	AXIOM BICEPS CURL/TRICEPS EXTENSION OP-BT		Titanium Frame Black Upholstery Standard Weight Full Shroud	1	$5,009.00	$4,059.20	$4,059.20
2	AXIOM HIP ABDUCTION/ ADDUCTION OP-HAA		Titanium Frame Black Upholstery Standard Weight Full Shroud	1	$5,009.00	$4,296.65	$4,296.65
3	LIFE FITNESS BACK EXTENSION LBR-BE		Titanium Frame Black Single Stitch Upholstery	1	$1,845.00	$1,568.25	$1,568.25

IMAGES DISPLAYED ARE STOCK IMAGES ONLY

THIS IS A DRAFT QUOTE AND NOT A CONTRACT - SUBJECT TO MANAGEMENT APPROVAL

QUOTE :	CPQ-32353	**DATE :**	11-25-2025
BILL TO :	BEACH COMMUNITY DEVELOPMENT DISTRICT	**SHIP TO :**	BEACH COMMUNITY DEVELOPMENT DISTRICT

SHIPMENT :

FREIGHT TERMS : Prepaid

FOB : Shipping Point

PAYMENT TERM : NET 30

TOTAL MSRP	:	$11,863.00
CUSTOMER DISCOUNT	:	- $1,938.90
SELLING PRICE	:	$9,924.10
TARIFF SURCHARGE	:	$198.48
FREIGHT / FUEL/ INSTALLATION	:	$1,587.86
ESTIMATED SALES TAX	:	$0.00
TOTAL (USD)	:	$11,710.44

REMITTANCE ADDRESS

2716 NETWORK PLACE

CHICAGO, IL 60673

USA

THIS IS A DRAFT QUOTE AND NOT A CONTRACT - SUBJECT TO MANAGEMENT APPROVAL

TERMS & CONDITIONS

This order quote is valid for 30 days. Buyer may accept by either (1) returning this quote with Buyer's signature or (2) by Buyer issuing a Purchase Order against this quote to Life Fitness. In all cases, this order quote and its acceptance are subject to the Life Fitness Commercial Terms & Conditions of Sale posted online at www.lifefitness.com/en-us/legal/terms-conditions which supersede any terms in Buyer's purchase orders, policies, vendor guidelines and any other documents that pre-date or post-date this purchase. Any inconsistent terms in Buyer's documents are deemed to have been rejected. Upon acceptance by Buyer and then Life Fitness, this Agreement shall become legally binding and constitutes the sole and complete agreement of the parties.

For avoidance of doubt, if Buyer and Life Fitness executed an active Master Agreement, the applicable Master Agreement will govern this Agreement and the Life Fitness Standard Terms and Conditions will supplement.

THIS IS A DRAFT QUOTE AND NOT A CONTRACT - SUBJECT TO MANAGEMENT A

Return to Agenda Pg. 2

EXHIBIT 16

From: Pawel Szeszko
To: boardmember5@beachcdd.com
Subject: CCTV Upgrade Research

I enlisted the help of Microsoft Copilot AI to compile the results of my research into camera upgrades.

To future-proof the setup, we should prioritize **brand reliability, night vision capabilities, and AI detection features**.

It is not necessary to replace all cameras, only ones in priority areas to maximize visual coverage of key locations.

Here's the complete and updated comparison table of outdoor CCTV cameras from top brands, now including columns for **typical price range** and **average user review score** based on recent market data and verified sources.

Outdoor CCTV Cameras Without Subscription

Brand	Model	Resolution	Color Night Vision	Field of View	AI Features	Local Storage	No Fees	Dome Style	Vandal Resistant	Price Range (USD)	Avg. Review Score
Amcrest	IP5M-T1179EW-28MM	5MP	Yes (via spotlight)	103° diagonal	Motion Detection, Zones	microSD + Amcrest NVR		Yes	Yes	$65–$85	(4.3)
Amcrest	IP8M-2779EW-AI	4K Ultra HD	Yes (Enhanced IR)	105° diagonal	Human/Vehicle Detection	microSD + Amcrest NVR		No	Yes	$95–$120	(4.4)
Eufy	EufyCam 3	4K Ultra HD	Yes	135° diagonal	On-device AI (Face, Vehicle)	HomeBase 3 (up to 16TB)		No	Yes	$470–$550 (2-pack)	(4.5)
Lorex	E851AD	4K Ultra HD	Yes (Enhanced IR)	105° horizontal	Person Detection	microSD + Lorex NVR		Yes	Yes	$130–$160	(4.4)
Lorex	Fusion 4K NVR Kit	4K Ultra HD	Yes	105° horizontal	Person Detection (varies by cam)	Lorex NVR (HDD)		Yes	Yes	$500–$700 (kit)	(4.6)
Lorex	H30	12MP	Yes (Smart Lighting + IR)	139° diagonal	Person, Vehicle, Face, Animal, Package Detection	microSD + Lorex NVR		Yes	Yes	$180–$220	(4.7)
Reolink	ColorX CX820	4K Ultra HD	Yes (ColorX sensor)	105° horizontal	Person/Vehicle Detection	microSD + Reolink NVR		No	Yes	$110–$140	(4.6)
Reolink	RLC-1212A	12MP	Yes (via spotlight)	96° horizontal	Person, Vehicle, Animal Detection	microSD + Reolink NVR		No	Yes	$95–$120	(4.5)
TP-Link	Tapo C120	2K QHD	Yes	127° diagonal	Motion Zones, Smart Alerts	microSD		No	No	$25–$35	(4.6)
TP-Link	Tapo C560WS	2K QHD	Yes (Starlight sensor)	360° Pan/Tilt	Motion Zones, Smart Alerts	microSD		No	No	$45–$65	(4.5)
Ubiquiti	UniFi G4 Dome	4MP	Yes (via IR + LED)	86° horizontal	Smart Detection (via UniFi Protect)	UniFi NVR		Yes	Yes	$180–$220	(4.6)
ZOSI	C291	5MP	Yes (via spotlight)	90° horizontal	Motion Detection	microSD + ZOSI NVR		Yes	Yes	$40–$60	(4.3)
ZOSI	C306 5MP PoE Dome	5MP	Yes	90° horizontal	Motion Detection	ZOSI NVR (HDD)		Yes	Yes	$55–$75	(4.4)

Insights:

- **Best AI suite**: Lorex H30, EufyCam 3, Reolink CX820
- **Best dome-style picks**: Lorex H30, UniFi G4 Dome, Amcrest IP5M, ZOSI C306
- **Best value under $100**: Reolink RLC-1212A, Amcrest IP5M, ZOSI C291

Return to Agenda Pg. 2

EXHIBIT 17

📋 Vendor Checklist – Remote Access Control & Virtual Gate Guard Solutions

Beach Community Development District

🔷 Introduction

Beach Community Development District ("Beach CDD") in Jacksonville, FL is conducting a formal review of virtual gate guard and remote access control systems to enhance security, streamline visitor management, and reduce reliance on traditional manned guard services.

The Tamaya community currently operates a single gated entry point with two distinct access lanes:

- **Resident Lane:** Equipped with a barcode-activated entry bar for authorized residents.
- **Visitor Lane:** A separate entry bar designated for non-resident visitors, contractors, and delivery personnel.

The District is seeking technology-forward solutions that can integrate with or replace existing infrastructure while improving operational efficiency, accountability, and real-time monitoring capabilities. Systems should support secure, automated access for both residents and guests, with robust screening, logging, and alerting features.

Company representatives who complete this questionnaire **in full** will be considered for an invitation to present their service offerings to the Board of Supervisors.
Please do not provide company marketing materials or fact sheets in lieu of the questionnaire.
Complete cost estimates are required for initial consideration.

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1. Vendor Company Name:

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2. Official Website:

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3. Business Model (check all that apply):

☐ Managed Service ☐ Product/Software ☐ Software Suite ☐ Service

---

4. Type (check one):

☐ National ☐ Regional (Specify State/Geography): _____

---

5. Primary Focus (check all that apply):

☐ Access Control
☐ AI Integration
☐ Biometrics
☐ CCTV Integration
☐ Cloud-Based Access
☐ Gate Operators
☐ Hybrid
☐ ID / Driver’s License Scanning
☐ Integrated Access Control
☐ Integration
☐ License Plate Recognition (LPR)
☐ LPR-focused Virtual Guards
☐ Managed Access
☐ Mobile Access
☐ Remote Video Monitoring
☐ Smart Access
☐ Smart Intercoms
☐ Surveillance

☐ Virtual Gate Guards
☐ Virtual Security
☐ Visitor Management

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6. Priority Feature Evaluation

6a. Priority – Tech Includes LPR / ALPR Feature: ◯ Yes ◯ No
Brief Description:

6b. Priority – Mobile App for Residents with Robust Support: ◯ Yes ◯ No
Brief Description:

6c. Priority – Offline / Redundancy Capability: ◯ Yes ◯ No
Brief Description:

6d. Priority – Integration with Existing Gate Hardware: ◯ Yes ◯ No
Brief Description:

6e. Priority – Integration with Existing Surveillance Infrastructure: ◯ Yes ◯ No
Brief Description:

6f. Priority – Integration with Existing Mobile App “Tek Control”: ◯ Yes ◯ No
Brief Description:

7. General Feature Evaluation

7a. ID / Driver's License Image Scanning: ◯ Yes ◯ No
Brief Description:

7b. Live Remote Monitoring / Guarding: ◯ Yes ◯ No
Brief Description:

7c. Live / AI Screening (+ alerts): ◯ Yes ◯ No
Brief Description:

7d. Video Intercom: ◯ Yes ◯ No
Brief Description:

7e. Kiosk: ◯ Yes ◯ No
Brief Description:

7f. Two-Way Audio: ◯ Yes ◯ No
Brief Description:

7g. Custom Reporting / Analytics: ◯ Yes ◯ No

Brief Description:

8. Cost Structure Analysis

8a. Upfront Capital Expense (Installation):

- Unit costs of hardware and equipment (e.g., cameras, kiosks, gate operators):

- Breakdown of installation costs for each hardware/equipment:

8b. Maintenance Expenses (Hardware):

- Monthly/Annual equipment maintenance costs:

8c. Ongoing Operational Expenses:

- Monthly/Annual cost of required software or subscriptions:

- Monthly/Annual cost of monitoring services:

8d. Other Expenses Not Listed:

- Additional required costs not previously mentioned:

📌 Note to Vendor on Cost Estimates

The Board requires **cost transparency** and will not accept cost ranges or indeterminate responses (e.g., “it depends”). Please provide the requested cost breakdowns, in **dollars**, in Question 8 above and clearly note any dependencies in the comments. The Board intends to perform its own ROI analysis.
Please refrain from marketing theoretical “savings” relative to traditional manned security.

Return to Agenda Pg. 2

EXHIBIT 18

About Inex Technologies

For over 30 years, Inex Technologies has been a global leader in License Plate Recognition (LPR) and vehicle imaging solutions. Founded in 1993, the company has earned the trust of thousands of customers across more than 20 countries who rely on Inex for accurate, reliable, and high-performance ALPR systems used in access control, parking, tolling, and security applications.

Inex combines decades of engineering expertise with advanced neural-network analytics, edge-processing camera technology, and proprietary ALPR software that achieves industry-leading accuracy. Our solutions are designed, built, and supported in the United States, ensuring compliance, quality, and data ownership for every client.

Leveraging this experience, Inex developed the IZCloud platform—a next-generation, AI-powered ecosystem that delivers secure, scalable, and fully automated vehicle access and management for residential, commercial, and government properties

Introduction and Overview for Cost Transparency

Inex Technologies is committed to providing the Board with a fully transparent and itemized cost estimate for the proposed IZCloud AI Virtual Guard and Access Control System. Our goal is to deliver a clear, dollar-based breakdown for hardware, installation, and subscription costs — without ranges or estimates. However, to prepare this accurately, we must first collect a few essential project details that directly impact system design and pricing.

To proceed, please confirm the following:

- **Total number of households** in the community (for SaaS subscription tier)
- **Total number of entrances/exits** and **number of lanes** (resident vs. visitor)
- **SIP Call Box locations** – visitor lanes only or at all lanes
- **ALPR Coverage** – resident-only or all lanes
- **Available power/conduit** at each gate or need for trenching/boring
- **Network setup** – number of routers or network segments required
- **Total number of parking sites**, both **paid and unpaid**

I'd like to propose including NetPlanner to help schedule a site walk next week so their team can review the site infrastructure and installation requirements. Before the visit, Inex's team can host a short Teams meeting to give an overview of the system, discuss layout options, features, and possible integration details.

Once the site walk is complete, we'll prepare a precise, fixed-cost proposal -fully transparent and aligned with the Board's expectations.

📋 Vendor Checklist – Remote Access Control & Virtual Gate Guard Solutions

Beach Community Development District

🔷 Introduction

Beach Community Development District ("Beach CDD") in Jacksonville, FL is conducting a formal review of virtual gate guard and remote access control systems to enhance security, streamline visitor management, and reduce reliance on traditional manned guard services.

The Tamaya community currently operates a single gated entry point with two distinct access lanes:

- **Resident Lane:** Equipped with a barcode-activated entry bar for authorized residents.
- **Visitor Lane:** A separate entry bar designated for non-resident visitors, contractors, and delivery personnel.

The District is seeking technology-forward solutions that can integrate with or replace existing infrastructure while improving operational efficiency, accountability, and real-time monitoring capabilities. Systems should support secure, automated access for both residents and guests, with robust screening, logging, and alerting features.

Company representatives who complete this questionnaire **in full** will be considered for an invitation to present their service offerings to the Board of Supervisors.
Please do not provide company marketing materials or fact sheets in lieu of the questionnaire.
Complete cost estimates are required for initial consideration.

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1. Vendor Company Name: Inex Technologies

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2. Official Website: www.inextechnologies.com

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3. Business Model (check all that apply):

X Managed Service X Product/Software X Software Suite X Service

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4. Type (check one):

X National

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5. Primary Focus (check all that apply):

X Access Control
X AI Integration
☐ Biometrics
☐ CCTV Integration
X Cloud-Based Access
X Gate Operators
☐ Hybrid
X ID / Driver’s License Scanning
X Integrated Access Control
X Integration
X License Plate Recognition (LPR)
☐ LPR-focused Virtual Guards
X Managed Access
X Mobile Access
☐ Remote Video Monitoring
☐ Smart Access
X Smart Intercoms
☐ Surveillance
☐ Virtual Gate Guards
X Virtual Security
X Visitor Management

6. Priority Feature Evaluation

6a. Priority – Tech Includes LPR / ALPR Feature: ◯ Yes
Brief Description:

IZCloud AI Virtual Guard uses **License Plate Recognition (LPR / ALPR)** as the primary method for vehicle access. Each resident's license plate serves as a secure digital credential, automatically opening gates without remotes or key fobs. The system instantly identifies and grants entry to authorized vehicles while logging all events for security. It also recognizes **Make, Model, and vehicle type**, detects unregistered or speeding cars (radar equipped system required), and integrates with community access rules for guests, vendors, and deliveries. This ensures a seamless, fully automated gate experience with accurate, real-time vehicle verification.

6b. Priority – Mobile App for Residents with Robust Support: ◯ Yes
Brief Description:

IZCloud AI Virtual Guard eliminates the need for any mobile app—**residents simply call or text the AI Assistant phone number** to manage all access needs. A dedicated phone number will be provided to the community. Residents can say or text commands like:

- "Open the [Main] gate for my guest John,"
- "Create a PIN for my babysitter every Friday from 9:00–11:00 AM," or
- "Register my car — license plate ABC123, Toyota Camry."

The AI instantly verifies and updates records, issues PINs, and manages scheduled or one-time entries. Residents' vehicles are automatically recognized by plate, and deliveries or guests are handled the same way. **No apps, logins, or passwords-just a simple call or text to the AI Assistant for full, automated access control.**

6c. Priority – Offline / Redundancy Capability: ◯ Yes
Brief Description:

Our ALPR cameras feature an **onboard computer that stores all registered residents' license plate numbers**, allowing full gate functionality even if the internet connection to the cloud is temporarily lost. All **PIN codes are also synchronized to the AI Smart SIP Call Boxes** at the entrances, ensuring that authorized visitors can still gain access during outages.

In the unlikely event of a complete internet failure, each site is equipped with a **Global SIM–enabled router** that automatically switches to cellular data, providing a **redundant backup connection** to maintain continuous system operation and prevent service disruption.

6d. Priority – Integration with Existing Gate Hardware: ◯ Yes
Brief Description:

The IZCloud system is **gate agnostic** and integrates seamlessly with any existing gate or barrier brand. Connection is made through a **simple dry-contact interface** using a **web relay module** supplied by Inex. This allows the Virtual Guard system to trigger gate opening and closing without replacing current controllers or motors, making installation quick, cost-effective, and fully compatible with both new and legacy gate hardware.

6e. Priority – Integration with Existing Surveillance Infrastructure: ◯ Yes
Brief Description:

While the existing surveillance infrastructure details are unknown, Inex does offer **custom integration and development services** to connect IZCloud with third-party video management systems (VMS), NVRs, or camera networks. Compatibility and scope depend on the site's current setup, and **integration costs are determined after system evaluation (TBD)**.

6f. Priority – Integration with Existing Mobile App "Tek Control": ◯ Yes
Brief Description:

If desired, Inex can **custom integrate IZCloud Virtual Guard** with the existing *Tek Control* mobile app—Inex has completed **over 100 live integrations** with various third-party platforms. However, the core advantage of **Virtual Guard** is that **no mobile app is required**: residents simply **call or text the AI Assistant phone number** to open gates, issue PIN codes, or register vehicles. This design keeps access control simple, universal, and app-free while still allowing optional custom integrations upon request.

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7. General Feature Evaluation

7a. ID / Driver's License Image Scanning: Yes (via Driver's License Photo Submission)
Brief Description:

At the entry point, visitors can **text a photo of their driver's license to the phone number provided at the gate**. The image is securely received and logged by the AI system along with all other entry details — including **time of entry, method of entry (PIN, call, or text), and the vehicle photo with license plate number**. This offers a convenient and contactless way to

verify visitor identity without requiring any app or kiosk.

7b. Live Remote Monitoring / Guarding ◯ Yes/No
Brief Description:

IZCloud **AI Virtual Guard** eliminates the need for on-site guards by providing **fully automated, AI-driven remote monitoring**. The system verifies residents, guests, deliveries, and emergency responders using **License Plate Recognition, PIN codes, Make & Model identification, and voice or text interaction** with the AI Assistant. All events are logged and viewable in real time through the **IZCloud Portal**, giving property managers complete visibility and control without requiring live staff at the gate

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7c. Live / AI Screening (+ alerts): ◯ Yes
Brief Description:

IZCloud **AI Virtual Guard** delivers real-time **AI-driven screening and alerting** for every vehicle entering or exiting the property. Using **License Plate Recognition and Make & Model identification**, the system automatically detects and flags **unknown, unauthorized, or speeding vehicles**. *(Note: speeding detection requires radar-equipped ALPR cameras.)*

For enhanced security, Inex also offers **“see-through-the-windshield” camera setups** that capture the **driver’s face inside the vehicle** as part of the event record. This configuration uses the **IZA GDFC dual-sensor system**, allowing property managers to log driver identity, time of entry, vehicle image, and method of access within each event for complete situational awareness

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7d. Video Intercom: ◯ Yes
Brief Description:

Inex provides an **AI Smart SIP Intercom** equipped with a **built-in camera** that supports **live video streaming**. The video feed can be **recorded or monitored by third-party VMS or NVR systems**, ensuring compatibility with existing surveillance infrastructure. The intercom also connects directly with the **IZCloud AI Virtual Guard**, enabling residents or staff to manage visitor access through **voice or text communication** with the AI Assistant, combining convenience, security, and seamless video integration.

7e. Kiosk: ◯ Yes/No
Brief Description:

While IZCloud Virtual Guard does not require a traditional physical kiosk, it provides the **same functionality through the Intercom** installed at the gate or entrance. This **intercom acts as a virtual kiosk**, allowing visitors to speak naturally or text the AI Assistant—for example, “I’m visiting John Smith” or “Delivery for 123 Maple Drive.”
The system verifies access automatically using **License Plate Recognition, PIN codes, or resident confirmation** via text or call. The AI Smart Intercom also includes a **camera with live video streaming** capability that can integrate with **third-party VMS or NVR systems**, ensuring full video and audio documentation of each interaction. This approach eliminates the need for bulky kiosks while maintaining all their capabilities in a **modern, contactless, and automated format.**

7f. Two-Way Audio: ◯ Yes
Brief Description:

IZCloud **AI Virtual Guard** supports full **two-way voice communication** through either the **AI Assistant phone number** (posted at the gate) or an **AI Smart Intercom call box** equipped with a “Call” button that connects directly to the Virtual Guard.
When a vehicle arrives, the system automatically reads the license plate and checks access rights.

- If the plate is registered, the gate opens automatically.
- If not, the driver can enter a valid PIN code.
- If neither applies, the driver can **call the Virtual Guard number or press the intercom button** to speak with the AI system.

The **AI Assistant then engages in a natural voice conversation** — asking questions such as the purpose of the visit, name or address of the resident, or delivery details — and may even contact the resident to confirm the visitor. From the driver’s perspective, it feels like speaking with a real person.
All interactions are logged and stored with event details (time, vehicle and LP image, LP Number, and access method). All access rules - including PIN code validity, license plate permissions, and guest verification - are fully customizable to each community’s needs.

7g. Custom Reporting / Analytics: ◯ Yes
Brief Description:

IZCloud AI Virtual Guard offers powerful custom reporting and analytics tools that allow property managers to easily sort and filter access events by time, date, gate location, or entry method. Reports can be exported in CSV format for use by law enforcement or for internal analytics. The system supports advanced searches by full or partial license plate, vehicle make and model, or resident name, providing precise visibility into all gate activity and enhancing investigative and operational efficiency.

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8. Cost Structure Analysis

8a. Upfront Capital Expense (Installation):

Unit costs of hardware and equipment (e.g., cameras, kiosks, gate operators):

All prices are MSRP:

HARDWARE	MSRP
IZA500GR Kit - 1 Camera (one per ALPR lane)	$3,987.00
IZ-REM-RELAY-4 (one per entrance)	$486.00
ROUTER IZRUT241-5Y (one per entrance)	$390.00
Akuvox T912K intercom	$2,000.00
IZCloud one-time setup fee	$2,500.00

Breakdown of installation costs for each hardware/equipment:

At this stage, it is **not possible to provide an accurate installation cost breakdown** without a **site walk** conducted by our preferred installation partner, **NetPlanner**. Every property layout is unique - factors such as the number of **entry and exit lanes**, **SIP call boxes**, **routers**, available **power sources**, and potential **boring or trenching requirements** must be reviewed on-site. We would be glad to **schedule a call with your team** to discuss project details and determine:

- How many **ALPR cameras** are required (entry only or both entry and exit — with exit cameras, you can track who is currently on the premises and detect overstays).
- The number and placement of **SIP call boxes** and **network routers**.
- Existing **power and network infrastructure** conditions.

Following that discussion, **NetPlanner** will perform the **site walk** and provide a detailed **installation quote** for each hardware component and labor category.

8b. Maintenance Expenses (Hardware):

- Monthly/Annual equipment maintenance costs:

At this point, it is not possible to estimate monthly or annual hardware maintenance costs without first determining the exact system configuration and installation details. The final cost depends on the number of ALPR cameras, SIP call boxes, routers, and network components to be installed.

All Inex equipment is covered by a basic manufacturer warranty included in the active subscription cost, which covers software updates and remote diagnostics. However, any on-site physical maintenance or support (such as hardware inspection, cleaning, or replacement) will be handled by our installation partner, NetPlanner, who will provide a detailed maintenance quote once the system layout and equipment list are finalized.

8c. Ongoing Operational Expenses:

- Monthly/Annual cost of required software or subscriptions:

To provide an accurate SaaS subscription cost, we must first know several key details about your property — including the number of households, entry and exit lanes, ALPR cameras, SIP call boxes, and the number of Voice-over-IP lines required. These factors determine the total scope of the system and directly affect subscription pricing.

On average, our IZCloud AI Virtual Guard subscription cost varies depending on community size and configuration, typically ranging from $2.50 to $5.50 per household per month. Exact pricing will be confirmed once we receive your site details and household count.

- Monthly/Annual cost of monitoring services:

Included in the above SaaS

8d. Other Expenses Not Listed:

- Additional required costs not previously mentioned:

In addition to the standard subscription, there are several optional and supporting services that may apply depending on the site configuration:

Database Management Service – $97/month (optional):
Covers ongoing data maintenance such as resident list updates

ALPR Connection to Towing Company (optional):
Enables automated alerts and data sharing with the designated towing provider to enforce parking or access violations.

Voice-over-IP (VoIP) Service (required):

Supports AI Smart Intercom audio communication between visitors and the Virtual Guard system. This is a mandatory service for properties using SIP call boxes.

All other optional services—such as database management or towing company integration—can be added or omitted based on the community's operational needs and preferences.

📌 Note to Vendor on Cost Estimates Reply

The Board requires **cost transparency** and will not accept cost ranges or indeterminate responses (e.g., "it depends"). Please provide the requested cost breakdowns, in **dollars**, in Question 8 above and clearly note any dependencies in the comments. The Board intends to perform its own ROI analysis.
Please refrain from marketing theoretical "savings" relative to traditional manned security.

We fully understand the Board's requirement for **cost transparency** and its intent to perform an independent ROI analysis. To provide an accurate, itemized cost breakdown (in dollars) for hardware, installation, and subscriptions, we must first collect the following **key site details**:

1. **Total number of households** in the community (to determine the SaaS tier).
2. **Number of entrance and exit points.**
3. **Number of lanes** at each gate (resident vs. visitor).
4. **SIP Call Boxes:** Should these be installed **only at visitor lanes**, or **at all lanes**?
5. **ALPR Coverage:** Should ALPR cameras be placed **only on resident lanes**, or **on both resident and visitor lanes**?
6. **Availability of power and conduit** at each gate, or whether **boring/trenching** will be required.
7. **Router/network setup** if entrances are spread out.
8. **Total number of parking sites** (paid and unpaid).

Inex's system allows residents to **register their own license plates** and their **visitors' vehicles** through AI Connect (text or voice), and to **issue PIN codes** for guests. Understanding how many lanes, gates, and parking areas are in use is critical to prepare a precise and transparent proposal.
To finalize a detailed cost breakdown, **our installation partner, NetPlanner, will need to walk the site** to assess infrastructure, cabling distances, and power availability.
Would your team be available **next week** for a **site walk with NetPlanner**?
In addition, **Inex's team can host a short Teams presentation** to provide an **overview of the system**—covering functionality, options for ALPR and PIN management, and integration details—before the site visit, if that would be helpful for the Board's review.
Once the site walk is completed, we will provide a **fully transparent dollar-based quote** for hardware, installation, and ongoing service components.

Return to Agenda Pg. 2

EXHIBIT 19

📋 Vendor Checklist – Remote Access Control & Virtual Gate Guard Solutions

Beach Community Development District

🔷 Introduction

Beach Community Development District ("Beach CDD") in Jacksonville, FL is conducting a formal review of virtual gate guard and remote access control systems to enhance security, streamline visitor management, and reduce reliance on traditional manned guard services.

The Tamaya community currently operates a single gated entry point with two distinct access lanes:

- **Resident Lane:** Equipped with a barcode-activated entry bar for authorized residents.
- **Visitor Lane:** A separate entry bar designated for non-resident visitors, contractors, and delivery personnel.

The District is seeking technology-forward solutions that can integrate with or replace existing infrastructure while improving operational efficiency, accountability, and real-time monitoring capabilities. Systems should support secure, automated access for both residents and guests, with robust screening, logging, and alerting features.

Company representatives who complete this questionnaire **in full** will be considered for an invitation to present their service offerings to the Board of Supervisors.
Please do not provide company marketing materials or fact sheets in lieu of the questionnaire.
Complete cost estimates are required for initial consideration.

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1. Vendor Company Name: Virtual Guard

2. Official Website: www.virtualguard.com

3. Business Model (check all that apply):

☑ Managed Service ☑ Product/Software ☐ Software Suite ☑ Service

4. Type (check one):

☑ National ☐ Regional (Specify State/Geography): _____

5. Primary Focus (check all that apply):

☑ Access Control
☑ AI Integration
☑ Biometrics
☑ CCTV Integration
☑ Cloud-Based Access
☐ Gate Operators
☐ Hybrid
☑ ID / Driver's License Scanning
☑ Integrated Access Control
☑ Integration
☑ License Plate Recognition (LPR)
☑ LPR-focused Virtual Guards
☑ Managed Access
☑ Mobile Access
☑ Remote Video Monitoring
☑ Smart Access
☑ Smart Intercoms
☑ Surveillance

☑ Virtual Gate Guards
☑ Virtual Security
☑ Visitor Management

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6. Priority Feature Evaluation

6a. Priority – Tech Includes LPR / ALPR Feature: ◉ Yes ○ No
Brief Description:

Yes, we include LPR and ALPR at no additional charge on all of our Virtual Gate Guard sites.

6b. Priority – Mobile App for Residents with Robust Support: ◉ Yes ○ No
Brief Description:

We do have an app / web portal that is user friendly but robust enough to include features that enable residents to safely and securely allow access to their visitors.

6c. Priority – Offline / Redundancy Capability: ◉ Yes ○ No
Brief Description: We do require two things from our communities, power and internet. However, we do install a power back up. It will last between 20-45 minutes. We do offer suggestions for communities to install a reduncy for power and internet.

6d. Priority – Integration with Existing Gate Hardware: ◉ Yes ○ No
Brief Description: Yes, we can integrate with your existing gate hardware.

6e. Priority – Integration with Existing Surveillance Infrastructure: ◉ Yes ○ No
Brief Description: Yes, with 98% of camera types we can integrate with and your existing infrastructure. We would need to use our own LPR cameras because we have specific software written for them.

6f. Priority – Integration with Existing Mobile App "Tek Control": ○ Yes ◉ No
Brief Description: We do not currently integrate with Tek Control, however our software is an open source API which allows us to integrate with third parties.

7. General Feature Evaluation

7a. ID / Driver's License Image Scanning: ◉ Yes ○ No
Brief Description: We use a credit card style scanner, where the visitor simply slides the ID in, and pulls it out.

7b. Live Remote Monitoring / Guarding: ☑ Yes ○ No

Brief Description: We've been in business for almost twenty years and are considered a pioneer in remote video monitoring / guarding.

7c. Live / AI Screening (+ alerts): ☑ Yes ○ No

Brief Description: We use AI with our remote video monitoring solution (have been for years) and have started to incorporate AI into our Virtual Gate Guard solution / screening. It has not been fully deployed but it is in testing.

7d. Video Intercom: ☑ Yes ○ No

Brief Description: We use two way audio so visitors can speak with our guards and our guards can speak with visitor and one way video .

7e. Kiosk: ☑ Yes ○ No

Brief Description: Self-contained, interactive kiosk houses all equipment & technology inside. No need for additional temperature-controlled equipment boxes. Dual-hinged, weather resistant sealed door. Two way audio, one way video (our guards can see the visitor) plus QR code scanning ability, smart pin access to allow access for your visitors and driver's license imager. We use a pinhole camera to minimize strikes, a digital touch screen to advertise community events, welcome visitors. Recessed, protected noise-cancelling, marine-grade microphone & speaker. Microwave initiation sensor detects any object in front of the kiosk to initiate pre-recorded message and automated VOIP call to attendant.

7f. Two-Way Audio: ☑ Yes ○ N

Brief Description: Recessed, protected noise-cancelling microphone & speaker.

7g. Custom Reporting / Analytics: ☑ Yes ○ No

Brief Description: We can pull any type of reports that you see fit. We have a standard set of reports that can be pulled, plate report, DL report, LPR report etc. but we can also create reports when needed.

8. Cost Structure Analysis

8a. Upfront Capital Expense (Installation):

- Unit costs of hardware and equipment (e.g., cameras, kiosks, gate operators): Upfront expense would be the installation (labor) of the hardware and the hardware itself. If any electrical or internet work is needed that would fall under the CDD.

  - Bullet Cameras: $220
  - LPR Cameras: $1,300
  - 16 Port switch: $899
  - Battery Backup: $110
  - Smart Connect: $717
  - Web Controlled Power Switch: $358
  - Aluminum Post: $700
  - Cat 6 wire: $184
  - Boring: $32 per foot
  - Trenching: $16 per foot
  - Monitor: $220
  - Kiosk: We do not sell the kiosk

- Breakdown of installation costs for each hardware/equipment: We have a cost to install the kiosk, run any wires (if needed) camera install (if needed) potentially any bore or trenching that would need to be done. Labor for this install would be approximately $9,060. Equipment and labor total install cost would be approximately $19,900.

8b. Maintenance Expenses (Hardware):

- Monthly/Annual equipment maintenance costs: We give two options when a quote is delivered. The first option would have a monthly maintenance fee which is 1% of the total install cost which is $200. The second option is where we finance the community at 0% APR and put the install cost into the monthly, THIS option includes the maintenance plan at no additional cost. If it breaks we fix it and upgrade the equipment (when permitting) at no additional cost (exception is acts of god and vandalism).

8c. Ongoing Operational Expenses:

- Monthly/Annual cost of required software or subscriptions: Virtual Guard has never and does not pass any software subscriptions or have any software update fees. This comes at no additional charge for our services. Once you agree to our monthly fee, that is the fee that you will pay for the duration of the contract.

- Monthly/Annual cost of monitoring services: Virtual Guard has a monthly per home fee, kiosk rental fee and a server rental fee. In some cases when we finance the install, there is also a hardware expense in the monthly.

- Server rental fee: $200
- Kiosk rental fee: $850
- Per home fee: $9, Approximate monthly would be $9,555

8d. Other Expenses Not Listed:

- Additional required costs not previously mentioned: The only other cost would be taxes, internet and any power requirements. These cost would need to be paid by the CDD.

📌 Note to Vendor on Cost Estimates

The Board requires **cost transparency** and will not accept cost ranges or indeterminate responses (e.g., "it depends"). Please provide the requested cost breakdowns, in **dollars**, in Question 8 above and clearly note any dependencies in the comments. The Board intends to perform its own ROI analysis.
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Return to Agenda Pg. 2

EXHIBIT 20

📋 Vendor Checklist – Remote Access Control & Virtual Gate Guard Solutions

Beach Community Development District

🔷 Introduction

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Company representatives who complete this questionnaire **in full** will be considered for an invitation to present their service offerings to the Board of Supervisors.
Please do not provide company marketing materials or fact sheets in lieu of the questionnaire.
Complete cost estimates are required for initial consideration.

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1. Vendor Company Name: Proptia

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2. Official Website:www.proptia.com

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3. Business Model (check all that apply):

X Managed Service X Product/Software X Software Suite X Service

Our Virtual Guarding partners are www.securiteam.us and https://techprosecurity.com/virtual-gate-guard/. They provide their service on top of the Proptia Platform. You would need to get a proposal from one or both of these companies.

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4. Type (check one):

X National ☐ Regional (Specify State/Geography): _____

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5. Primary Focus (check all that apply):

X Access Control
☐ AI Integration
☐ Biometrics
☐ CCTV Integration
X Cloud-Based Access
X Gate Operators
X Hybrid
X ID / Driver's License Scanning
X Integrated Access Control
X Integration
X License Plate Recognition (LPR)
X LPR-focused Virtual Guards
X Managed Access
X Mobile Access
X Remote Video Monitoring
X Smart Access
X Smart Intercoms

X Surveillance
X Virtual Gate Guards
X Virtual Security
X Visitor Management

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6. Priority Feature Evaluation

6a. Priority – Tech Includes LPR / ALPR Feature: X Yes ◯ No
Brief Description:

Proptia provides a suite of ALPR features both for automatic ID of all vehicle plates, image of vehicle, make, model, color, style in real time. ALPR also can be used as a method of access for both visitors and residents. Powerful reporting and filtering. Search by vehicle type, attribute, time parameters, pass types, and tags.

- Capture Make, Model, Color, and Type
- Gathers plate and vehicle image
- Transactions
- Vehicles Onsite
- Vehicle Activity
- Muster Report
- Time On-Site
- Unregistered Vehicle Report
- Cut Through Report
- Roving Vehicle Report
- Overstay Report

6b. Priority – Mobile App for Residents with Robust Support: X Yes ◯ No
Brief Description: Robust mobile app for residents. Manage visitors, use bluetooth credentials,

manual controls of gates and doors for convenience, submit tickets and service requests, add events, view vehicle and credentials. Household directory of associated residents. Text ePasses. View short demo: https://www.youtube.com/watch?v=YcfjFeuJKO8&embeds_referring_euri=https%3A%2F%2Fproptia.odoo.com%2F&source_ve_path=OTY3MTQ

6c. Priority – Offline / Redundancy Capability: X Yes ◯ No
Brief Description: All components are internet independent and can operate offline.

6d. Priority – Integration with Existing Gate Hardware: X Yes ◯ No
Brief Description: Yes, not a problem.

6e. Priority – Integration with Existing Surveillance Infrastructure: ◯ Yes X No
Brief Description: Surveillance system will be stand alone. Proptia will handle LPR's

6f. Priority – Integration with Existing Mobile App "Tek Control": ◯ Yes X No
Brief Description: Proptia has it's own mobile app.

7. General Feature Evaluation

7a. ID / Driver's License Image Scanning: X Yes ◯ No
Brief Description: Yes, can be scanned at the kiosk. We do not store the images of the drivers license for privacy.

7b. Live Remote Monitoring / Guarding: X Yes ◯ No
Brief Description: Our virtual guarding partners provide monitoring and remote visitor management.

7c. Live / AI Screening (+ alerts): ◯ Yes X No
Brief Description:

7d. Video Intercom: Yes X No
Brief Description:

7e. Kiosk: X Yes ◯ No
Brief Description:

7f. Two-Way Audio: X Yes ◯ No
Brief Description:

Virtual guarding visitor kiosk. Guards can “drop” into the kiosk at any lane and speak with the person in the vehicle. Two-way audio allows for communication between visitors and virtual guard. Guard has full visitor management tools at their fingertips for access granted, denied, and remote control of gates/barrier arms.

7g. Custom Reporting / Analytics: X Yes ◯ No

Brief Description: Several out of the box reports and custom reports that can be built, saved, and set to automatically reoccur and emailed to pre-defined individuals.

8. Cost Structure Analysis

8a. Upfront Capital Expense (Installation):

- Unit costs of hardware and equipment (e.g., cameras, kiosks, gate operators): Like many companies in our industry, Proptia's products are sold, installed, and serviced through a network of trusted third-party channel partners, specializing in security system installations. For pricing we would need to introduce to a local channel partner for pricing on hardware and install.

- Breakdown of installation costs for each hardware/equipment: Like many companies in our industry, Proptia's products are sold, installed, and serviced through a network of trusted third-party channel partners, specializing in security system installations. For pricing we would need to introduce to a local channel partner for pricing on hardware and install.

8b. Maintenance Expenses (Hardware):

- Monthly/Annual equipment maintenance costs: Like many companies in our industry, Proptia's products are sold, installed, and serviced through a network of trusted third-party channel partners, specializing in security system installations. For pricing we would need to introduce to a local channel partner for pricing on hardware and installation.

8c. Ongoing Operational Expenses:

- Monthly/Annual cost of required software or subscriptions: Like many companies in our industry, Proptia's products are sold, installed, and serviced through a network of trusted third-party channel partners, specializing in security system installations. For pricing we would need to introduce to a local channel partner for pricing on hardware and installation.

- Monthly/Annual cost of monitoring services:

8d. Other Expenses Not Listed:

- Additional required costs not previously mentioned: Like many companies in our industry, Proptia's products are sold, installed, and serviced through a network of trusted third-party channel partners, specializing in security system installations. For pricing we would need to introduce a local channel partner for pricing on hardware and install.

📌 Note to Vendor on Cost Estimates

The Board requires **cost transparency** and will not accept cost ranges or indeterminate responses (e.g., “it depends”). Please provide the requested cost breakdowns, in **dollars**, in Question 8 above and clearly note any dependencies in the comments. The Board intends to perform its own ROI analysis.
Please refrain from marketing theoretical “savings” relative to traditional manned security.

Return to Agenda Pg. 2

EXHIBIT 21

📋 Vendor Checklist – Remote Access Control & Virtual Gate Guard Solutions

Beach Community Development District

🔷 Introduction

Beach Community Development District ("Beach CDD") in Jacksonville, FL is conducting a formal review of virtual gate guard and remote access control systems to enhance security, streamline visitor management, and reduce reliance on traditional manned guard services.

The Tamaya community currently operates a single gated entry point with two distinct access lanes:

- **Resident Lane:** Equipped with a barcode-activated entry bar for authorized residents.
- **Visitor Lane:** A separate entry bar designated for non-resident visitors, contractors, and delivery personnel.

The District is seeking technology-forward solutions that can integrate with or replace existing infrastructure while improving operational efficiency, accountability, and real-time monitoring capabilities. Systems should support secure, automated access for both residents and guests, with robust screening, logging, and alerting features.

Company representatives who complete this questionnaire **in full** will be considered for an invitation to present their service offerings to the Board of Supervisors.
Please do not provide company marketing materials or fact sheets in lieu of the questionnaire.
Complete cost estimates are required for initial consideration.

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1. Vendor Company Name:

ButterflyMX

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2. Official Website: www.butterflymx.com

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3. Business Model (check all that apply):

☐ Managed Service Product/Software ☐ Software Suite ☐ Service

---

4. Type (check one):

☐ National ☐ Regional (Specify State/Geography): _in 21,000 buildings nationwide with over 1.8 million users_____

---

5. Primary Focus (check all that apply): ones that apply in red

☐ Access Control
☐ AI Integration
☐ Biometrics
☐ CCTV Integration
☐ Cloud-Based Access
☐ Gate Operators
☐ Hybrid
☐ ID / Driver's License Scanning
☐ Integrated Access Control
☐ Integration
☐ License Plate Recognition (LPR)
☐ LPR-focused Virtual Guards
☐ Managed Access
☐ Mobile Access
☐ Remote Video Monitoring
☐ Smart Access
☐ Smart Intercoms
☐ Surveillance
☐ Virtual Gate Guards

☐ Virtual Security
☐ Visitor Management

---

6. Priority Feature Evaluation

6a. Priority – Tech Includes LPR / ALPR Feature: ⚪ Yes ⚪ No
Brief Description:

We have LPR capabilities on cameras

6b. Priority – Mobile App for Residents with Robust Support: ⚪ Yes ⚪ No
Brief Description:

Can use mobile app to unlock all doors in community, 24/7 365 support team 1 call away. Can let in visitors through a video call to their phone.

6c. Priority – Offline / Redundancy Capability: ⚪ Yes ⚪ No
Brief Description:

ButterflyMX systems offer robust offline and redundancy capabilities, allowing fobs and PIN codes to work even during internet outages, with credentials stored locally to ensure continued access. Cloud-based redundancies and local device storage preserve access permissions and logs, while cellular backup options are in development for added reliability

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6d. Priority – Integration with Existing Gate Hardware: ⚪ Yes ⚪ No
Brief Description:

Integrate with access control that is weigand compliant

6e. Priority – Integration with Existing Surveillance Infrastructure: ⚪ Yes ⚪ No
Brief Description:

Cameras integrate with any ONIV compliant cameras

6f. Priority – Integration with Existing Mobile App "Tek Control": ⚪ Yes ⚪ No
Brief Description:

On our product roadmap

7. General Feature Evaluation

7a. ID / Driver's License Image Scanning: ⚪ Yes ⚪ No
Brief Description:

Intercom will take a picture every time it unlocks the door. You can have a guest hold up ID when the gate is unlocked. You have a 365 day audit trail with date and time stamped photos of all entries but no specific scanner for Driver license,

7b. Live Remote Monitoring / Guarding: ⚪ Yes ⚪ No
Brief Description:

You can view all cameras in live time, but we do not provide people to monitor the cameras that are on property management or onsite security. We just have the tools so they can easily access all footage and monitor it easily.

7c. Live / AI Screening (+ alerts): ⚪ Yes ⚪ No
Brief Description:

7d. Video Intercom: ⚪ Yes ⚪ No
Brief Description:

7e. Kiosk: ⚪ Yes ⚪ No
Brief Description:

We have guard and concierge software that can be downloaded on any computer and allows for property managers / security team to speak out of intercoms, message and call residents, have all visitors passes available to know who is to enter community and when, and live monitoring of all cameras.

7f. Two-Way Audio: ⚪ Yes ⚪ No
Brief Description:

7g. Custom Reporting / Analytics: ⚪ Yes ⚪ No
Brief Description:

Have a log of all entires into every door in the community with time and date - as well as what resident allowed access and when - with camera integration you get 1 minute video clip of every entry event easly searchable in our Back end Operating System which you can access from any computer.

8. Cost Structure Analysis

8a. Upfront Capital Expense (Installation):

- Unit costs of hardware and equipment (e.g., cameras, kiosks, gate operators):

Need scope of work in order to provide accurate number. ButterflyMX sales deck with pricing

- Breakdown of installation costs for each hardware/equipment:

Need scope of work - also need installer to go onsite to determine wiring needed with exiting setup.

8b. Maintenance Expenses (Hardware):

- Monthly/Annual equipment maintenance costs:

Nothing all covered in annual subscription

8c. Ongoing Operational Expenses:

- Monthly/Annual cost of required software or subscriptions:

Each product has a subscription - the more products bigger discount. Need to know what products and counts, as well as unit count to provide accurate number.

- Monthly/Annual cost of monitoring services:

8d. Other Expenses Not Listed:

- Additional required costs not previously mentioned:

📌 Note to Vendor on Cost Estimates - In order for me to provide an accurate quote I need

- **Name/address of the property**
  - **No. of units/apts**
  - **No. of intercoms required & type (8" or 12", surface or flush mounted)**
  - **No. of access readers & type (mullion, single gang, or keypad)**
  - **Package room (Y/N)?**
  - **RFID vehicle reader (Y/N)? If yes, how many tag readers and how many tags?**
  - **No. of Cameras - (Dome / Bullet)**
  - **Elevator Controls (Y/N)? If yes, how many floors?**

The Board requires **cost transparency** and will not accept cost ranges or indeterminate responses (e.g., “it depends”). Please provide the requested cost breakdowns, in **dollars**, in Question 8 above and clearly note any dependencies in the comments. The Board intends to perform its own ROI analysis.
Please refrain from marketing theoretical “savings” relative to traditional manned security.

Return to Agenda Pg. 2

EXHIBIT 22

AGREEMENT BETWEEN BEACH COMMUNITY DEVELOPMENT DISTRICT AND QUALITY CLEANING BY VIKTORIIA, LLC REGARDING THE PROVISION OF JANITORIAL SERVICES

THIS AGREEMENT ("**Agreement**") is made and entered into this 28th day of January, 2025, by and between:

BEACH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in Duval County, Florida, and whose mailing address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**District**"); and

QUALITY CLEANING BY VIKTORIIA, LLC, a Florida limited liability company, with a mailing address of 3083 Marbon Estates Ln S, Jacksonville, Florida 32223 ("**Contractor**", together with District, "**Parties**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "**Act**"), by ordinance adopted by Duval County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide janitorial services for amenity facilities located within the District commonly referred to as the Entrance, Hallway, Gym, Kitchen, Restrooms, Palm Court, Pool Cabana, Boardroom, Management Office, and Banquet Hall; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide janitorial services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein ("**Services**"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional janitorial services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF JANITORIAL SERVICES. The Contractor will provide janitorial services for amenity facilities located within the District amenity facilities located within the District commonly referred to as the Entrance, Hallway, Gym, Kitchen, Restrooms, Palm Court, Pool Cabana, Boardroom, Management Office, and Banquet Hall. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the

District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Two Thousand One Hundred Eighty-Four Dollars ($2,184) per month from May 1 to August 31 and One Thousand Six Hundred and Eighty Dollars ($1,680) per month from September 1 to April 30. Notwithstanding the reference to taxes on Exhibit A, the District shall have no obligation to pay taxes. The term of this Agreement shall be from March 1, 2025 through September 30, 2025 unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be automatically renewed for five (5), additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.

(4) To the extent Contractor uses a vehicle to provide any of the services, automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the

Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or

mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

Beach Community Development District
250 International Parkway, Suite 208
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Quality Cleaning by Viktoriia, LLC
3083 Marbon Estates Lane S
Jacksonville, Florida 32223
Attn: Viktoriia Osypchuk

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Duval County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **David McInnes** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida*

Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 321-263-0132, HMAC@VESTAPROPERTYSERVICES.COM, AND 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief

that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 32. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes;* (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

BEACH COMMUNITY DEVELOPMENT DISTRICT

(Elena Korsakova)

Chairperson, Board of Supervisors

QUALITY CLEANING BY VIKTORIIA, LLC

Viktoriia Osypchuk

By: Viktoriia Osypchuk

Its: Owner

Exhibit A: Description of Services

Exhibit A:

1. PERFORMANCE OF SERVICES

a. The performance of the scheduled services shall commence on the _ day of __, 2024.

b. The services shall be provided at the following location: Tamaya Beach CDD, 12788 Meritage Blvd, Jacksonville, Florida, 32246.

c. The premises included in the work area under this Agreement shall hereinafter be referred to as the "Named Areas," which include: Entrance, Hallway, Gym, Kitchen, Restrooms, Palm Court, Pool Cabana, Boardroom, Management Office, and Banquet Hall.

d. Quality cleaning by Viktoriia LLC agrees to service the Named Areas according to the following schedule: From the 1st of _____ to the 30th of _____ — three (3) days per week (Monday, Wednesday, and Friday), between the hours of 10:00 PM and 6:00 AM. From the 1st of _____ to the 31st of _____ — five (5) days per week (Monday, Tuesday, Wednesday, Thursday, and Friday), between the hours of 10:00 PM and 6:00 AM.

e. Quality cleaning by Viktoriia LLC agrees to furnish all equipment, tools, and materials necessary to maintain the Named Areas in a neat, clean, and orderly condition, as outlined in the attached Cleaning Schedule, which is an integral part of this Agreement.

FREQUENCY / DESCRIPTION	MONTHLY CONTRACT AMOUNT
From May 1st - August 31st: 5 days per Week: (Mon, Tue, Wed, Thur, Fri) between the hours of 10:00pm and 6:00am	2184.00 (plus tax)
From September 1st - April 30th 3 days per Week: (Mon, Wed, Fri) between the hours of 10:00pm and 6:00am	1680.00 (plus tax)

(SCOPE CONTINUED ON NEXT PAGE)

Comparative Room-by-Room Cleaning Checklist

Task	Regular Cleaning	Deep Cleaning	Move-Out Cleaning	Post-Construction Cleaning
Kitchen				
Top of fridge		✓	✓	✓
Stove, burners, and hood	✓	✓	✓	✓
Inside microwave	✓	✓	✓	✓
Inside and outside of all appliances	✓ (Outside only)	✓ (Outside only)	✓ (Inside and outside)	✓ (Inside and outside)
Sink and countertops	✓	✓	✓	✓
Cabinets cleaned	Local spots only	✓ (Outside only)	✓ (Inside and outside)	✓ (Inside and outside)
Cobwebs removed	✓	✓	✓	✓
Trash emptied and liners replaced	✓	✓	✓	✓
Floors vacuumed or mopped	✓	✓	✓	✓
Sills, locks, blinds dusted/washed	✓ (Dusting)	✓ (Washing)	✓ (Washing)	✓ (Washing)
Bathrooms				
Tub and shower tiles cleaned	✓	✓ (Deep clean)	✓ (Deep clean)	✓
Toilet cleaned inside and out	✓	✓ (Deep clean)	✓ (Deep clean)	✓
Sinks and countertops	✓	✓	✓	✓
Mirrors and chrome fixtures	✓	✓	✓	✓
Cabinets cleaned	Local spots only	✓ (Outside only)	✓ (Inside and outside)	✓ (Inside and outside)
Floors vacuumed or mopped	✓	✓	✓	✓
Trash emptied and liners replaced	✓	✓	✓	✓
Living Areas				
Furniture dusted/polished	✓	✓ (Polishing)	✓	
Carpets	✓ (Vacuum)	✓ (Vacuum)	✓ (Washing)	✓ (Vacuum)
Cobwebs removed	✓	✓	✓	✓
Baseboards and door frames dusted	✓ (Dusting)	✓ (Washing)	✓ (Washing)	✓ (Washing)
Lamps and lampshades dusted	✓ (Dusted)	✓ (Dusted)	✓	
Windows cleaned	✓	✓ (Inside only)	✓ (Inside and outside)	✓ (Inside and outside)
Other Areas				
Entry door windows cleaned	✓	✓	✓	✓
Trash emptied and liners replaced	✓	✓	✓	✓
Special requests/notes	Extra	Extra	Extra	Extra

Signature Certificate

Reference number: T4OOX-JMNZP-NX985-2JJ9Q

Signer	Timestamp	Signature
Viktoriia Osypchuk Email: qualitycleaning@petrovich.io		
Sent:	21 Jan 2025 18:34:35 UTC	
Signed:	21 Jan 2025 18:34:35 UTC	
		IP address: 73.148.203.39 Location: Saint Augustine, United States

Document completed by all parties on:
21 Jan 2025 18:34:35 UTC

Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.

ANTI-HUMAN TRAFFICKING AFFIDAVIT
(SECTION 787.06, *FLORIDA STATUTES*)

1. I am over eighteen years of age. The following information is given from my own personal knowledge.

2. I am an officer or representative with **QUALITY CLEANING BY VIKTORIIA, LLC** (the "Nongovernmental Entity"). I am authorized to provide this affidavit on behalf of the Nongovernmental Entity.

3. The Nongovernmental Entity does not use coercion for labor or services as defined in section 787.06, *Florida Statutes*.

4. This declaration is made pursuant to section 92.525(1)(c), *Florida Statutes*. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

FURTHER AFFIANT SAYETH NOT.

_____, 20___

Viktoriia Osypchuk
_____

Printed Name: **Viktoriia Osypchuk**
Company Name **QUALITY CLEANING BY VIKTORIIA, LLC**
Title: **Owner**

Signature Certificate

Reference number: T4OOX-JMNZP-NX985-2JJ9Q

Signer	Timestamp	Signature
Viktoriia Osypchuk Email: qualitycleaning@petrovich.io		
Sent:	21 Jan 2025 18:34:35 UTC	
Signed:	21 Jan 2025 18:34:35 UTC	
		IP address: 73.148.203.39 Location: Saint Augustine, United States

Document completed by all parties on:
21 Jan 2025 18:34:35 UTC

Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/28/2025

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).

PRODUCER Insurance Planet, LLC 7999 Philips Hwy #209 Jacksonville, FL 32256	CONTACT NAME: Vladimir Tesler PHONE (A/C, No, Ext): 904-990-7797 FAX (A/C, No): 844-377-1149 E-MAIL ADDRESS: insuranceplanetfl@gmail.com \ insuranceplanetusa@gmail.com
INSURED QUALITY CLEANING BY VIKTORIIA LLC 8213 Dickie Dr Jacksonville, FL 32216-5419	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Clear Spring Property and Casualty Company — 15563 INSURER B : USLI — 25895 INSURER C : INSURER D : INSURER E : INSURER F :

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	X	X	CCG-00110150-01	10/06/2024	10/06/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 50,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY [ ]						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ $ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE [ ]	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
B	Employee liability insurance			EPL025J2017	01/28/2025	01/28/2026	Each Occ/Agregate	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

BEACH COMMUNITY DEVELOPMENT DISTRICT
250 International Parkway, Suite 208
Lake Mary, Florida 32746

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Vladimir Tesler

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Return to Agenda Pg. 2

EXHIBIT 23

Comprehensive Scope of Janitorial Services

General Terms and Service Details

1. Commencement of Services

The performance of the scheduled services shall commence on the **___ day of _____, 2025**.

2. Service Location

Tamaya Beach CDD
12788 Meritage Blvd
Jacksonville, Florida, 32246

3. Named Areas

The following areas are included under this Agreement ("Named Areas"):

- Entrance
- Hallway
- Gym
- Kitchen
- Restrooms (approx. 19 toilets, 6 urinals, 2 showers)
- Palm Court
- Pool Cabana
- Boardroom
- Management Office
- Banquet Hall

4. Service Schedule

- **From May 01 – Aug 31**: Five (5) days per week (Mon, Wed–Sat), between 10:00 PM and 6:00 AM.
- **From Sep 01 – April 30**: Three (3) days per week (Mon, Thu, Sat), between 10:00 PM and 6:00 AM.

5. Contractual Payment Amounts

Service Period	Frequency	Monthly Contract Amount
May 01 – Aug 31	5 days/week	$(quote)
Sep 01 – Apr 30	3 days/week	$(quote)

6. Consumables and Supplies

Contractor shall furnish all equipment, tools, and materials necessary to maintain the Named Areas in a neat, clean, and orderly condition, including:

- Trash liners, toilet tissue, paper towels, hand soap, urinal screens/blocks, sanitary bin liners.
- Cleaning chemicals: EPA-registered disinfectants, neutral floor cleaner, de-greaser, glass cleaner, deodorizer.
- Floor care equipment: vacuums, mops, buckets, auto-scrubbers, and carpet extractors as needed.

7. Quality Control and Reporting

- **Checklists:** Nightly and monthly checklists aligned with the Room-by-Room Cleaning Schedule.
- **Logbook:** Maintained onsite, recording date/time, areas completed, consumables replenished, and issues noted.
- **Inspections:** Monthly walk-through with amenity manager; corrective actions documented.
- **Special Requests:** Additional services beyond scope marked as "Extra" and quoted separately.

8. Ad-hoc Cleaning (Service Schedule Day Shift)

- **Service Schedule:** With 10-day notice, amenity manager may request a day shift in the weekly service schedule to accommodate ad-hoc cleaning requests at no additional cost.

9. Add-On Janitorial Services ("Extra")

- **Quoted Separately:** Floor stripping/waxing, carpet shampooing, exterior window cleaning, high dusting (beams, fixtures), restroom odor remediation, electrostatic disinfection spraying

---

Room-by-Room Cleaning Checklist

Area / Task	Regular Cleaning (Nightly Services)	Deep Cleaning (Monthly Services)
ALL AREAS (Areas Below + Entrances, Hallways, Palm Court, Pool Cabana)		
Baseboards/door frames	Dust	Wash
Blinds/locks/sills	Dust	Wash
Carpets	Vacuum	If needed, extraction & deodorize
Cobwebs	Removed	Removed
Doors	Wiped and Sanitized	Full inside/outside cleaning
Floors	Sweep. mop nightly (remove footprints)	If needed, machine scrub
Glass	Spot clean	Full inside/outside cleaning
Trash	Emptied, liners replaced	Emptied, sanitized bins
Vents (Height < 10 ft.)	Dust	Wash
Windows	Spot clean	Full inside/outside cleaning
Kitchen		
Appliances	Outside wiped	Inside & outside cleaned
Cabinets	Spot clean	Inside & outside cleaned
Microwave	Inside/outside cleaned	Deep scrub
Sink & countertops	Wiped and Sanitized	Degreased, sanitized & polished
Top of fridge	–	Dust/clean
Bathrooms		
Baby Changing Station	Clean & disinfect	Clean & disinfect
Cabinets	Spot clean	Inside & outside cleaned
Consumables	Refill soap, paper, tissue	Full restock & dispenser maintenance
Floors	Mop with disinfectant	Machine scrub & grout brightening
Mirrors & chrome	Wipe streak-free	Polish
Showers	Light scrub	Full scrub & grout cleaning
Sinks & countertops	Sanitized	Sanitized & polished
Toilets & urinals	Clean & disinfect	Deep descale, deodorize
Walls (non-tile)	Spot clean	Light wash & disinfect

Walls (tile)	Spot clean	Full scrub & grout cleaning
Fitness Center / Gym		
Equipment	Wipe & sanitize	Full sanitization (hospital-grade)
Floors	Spot clean, vacuum & deodorize	If needed, carpet extraction / machine scrub
Mirrors & chrome	Wipe streak-free	Polish
Living/Meeting Areas (Boardroom, Mgmt Office, Banquet Hall)		
Furniture (hard surface)	Wiped and Sanitized	Polish
Furniture (fabric)	Spot clean	Vacuum, clean & deodorize
Lamps & lampshades	Dust	Deep dust/polish

Return to Agenda Pg. 2

EXHIBIT 24

From: Jennifer Kerridge
To: David C. McInnes
Subject: Re: Beach CDD--Information regarding Janitorial Services
Date: Saturday, November 22, 2025 11:30:01 AM
Attachments: image003.png
image001.png
image002.png

Good Afternoon,

Thank you very much for giving me this opportunity. I am highly qualified for this position and have over 25 years of professional cleaning experience. Throughout my career in Michigan, I have worked in residential and commercial facilities, providing detailed cleaning. I am fully **insured and bonded**, and I take great pride in delivering consistent, high-quality service. As a member of the community, it would be my pleasure to contribute my skills to help maintain and enhance this beautiful area.

Based on the scope outlined for **Tamaya Beach CDD**, I am confident in providing reliable janitorial service for all Named Areas. I hold myself to a very high standard and ensure every space is maintained to pristine conditions.

Rate
My hourly rate is **$40 per hour**, reflecting my experience and the quality of my work.

- **Five days/week (May 1 – Aug 31):** $1,600 per week
- **Three days/week (Sep 1 – Apr 30):** $960 per week

I am also able to provide quotes for additional services upon request, including:
• Power washing the exterior of the clubhouse and gatehouse
• Patios and roofs

I am open to offers and willing to discuss any adjustments needed to meet the community's expectations. Thank you again for this opportunity. I look forward to the possibility of working with you.

Sincerely,
Jennifer Kerridge

989-239-5607

Sent from Yahoo Mail for iPhone

On Wednesday, November 19, 2025, 3:12 PM, David C. McInnes <dmcinnes@vestapropertyservices.com> wrote:

> Hello:

The Board of Supervisors of the Beach Community Development District (commonly known as the Tamaya community) is interested in obtaining a quote for cleaning services. Attached is a comprehensive Scope of Services. If you are **insured and bonded** and interested in providing janitorial services, please provide a proposal to be at your earliest convenience.

Thank you.

Board members should not respond to this e-mail with a "reply to all" to avoid possible non-compliance with the Sunshine Law.

Sincerely,



Your Community.
Our Commitment.

David C. McInnes
District Manager
P. 321-263-0132 (ext. 193)

Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
www.VestaPropertyServices.com





Careers | Request Proposal



CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

Return to Agenda Pg. 2

EXHIBIT 25

Docusign Envelope ID: A307DE99-005F-4134-8CBF-FF19EDE8B90F

Quality cleaning
by Viktoriia LLC

5632 Jeremy Ln,
Jacksonville, FL 32257
+1904356-36-19
qualitycleaningbyv@gmail.com

Tamaya Beach CDD
12788 Meritage Blvd
Jacksonville, Florida, 32246

Dear Tamaya Beach CDD Management Team,

Thank you for considering Quality Cleaning by Viktoriia LLC for your janitorial service needs. We appreciate the opportunity to present this professional cleaning proposal and look forward to the possibility of working together.

Enclosed is a comprehensive cleaning program that includes:
Full scope of work
Nightly service schedule
Monthly deep-cleaning plan
Service frequency and pricing details

Your monthly service fee is fully inclusive and covers:
All labor
All supervision
All cleaning supplies
All equipment

Payroll taxes, insurance, and administrative costs

Since your facility is already being serviced by our team, the building does not require an Initial Cleaning that other companies would typically charge for when onboarding a new client. Our continued partnership eliminates this cost and gives you the advantage of a fully familiar and trained team already in place.

A Certificate of Insurance will be provided upon approval.
If you have any questions or need clarification, please feel free to contact us at +1 (904) 356-3619.

Warm regards,
Viktoriia Osypchuk
Quality Cleaning by Viktoriia LLC

Docusign Envelope ID: A307DE99-005F-4134-8CBF-FF19EDE8B90F

Quality cleaning
by Viktoriia LLC

Quality Cleaning by Viktoriia LLC is a professional janitorial company with more than four years of experience delivering consistent, high-quality service. Our team of over ten trained professionals is equipped to handle routine, deep, and post-construction cleaning for large commercial facilities.

We have provided services for well-known brands such as:

- Tamaya Beach CDD
- Five Below
- Party City
- Tory Burch
- Marshalls
- DXL
- Dick's Sporting Goods
- HomeSense
- Lululemon

We maintain strict quality standards and ensure clean, safe, and well-organized environments for all clients.

Our Services:

- Regular commercial cleaning
- Deep cleaning and post-construction cleaning
- Flexible scheduling tailored to client needs

Our Advantages:

High Quality Standards — consistency, precision, and attention to detail.
Professional Staff — each employee undergoes structured training.
Insurance & Guarantees — fully insured for client security and peace of mind.

Insurance and Guarantees: We are fully insured, providing our clients with confidence in our reliable and safe service.

Docusign Envelope ID: A307DE99-005F-4134-8CBF-FF19EDE8B90F

Quality cleaning by Viktoriia LLC

Maintenance Agreement

Maintenance Agreement ("Agreement") is made as of the Effective Date below, between Quality cleaning by Viktoriia LLC from Jacksonville (Quality cleaning by Viktoriia LLC) and Tamaya Beach CDD (Client). In consideration of the mutual obligations set forth in the Agreement, the parties hereby agree as follows:

1. PERFORMANCE OF SERVICES

a. The performance of the scheduled services shall commence on the _ day of __, 2025.
b. The services shall be provided at the following location: Tamaya Beach CDD, 12788 Meritage Blvd, Jacksonville, Florida, 32246.
c. The premises included in the work area under this Agreement shall hereinafter be referred to as the "Named Areas," which include: Entrance, Hallway, Gym, Kitchen, Restrooms, Palm Court, Pool Cabana, Boardroom, Management Office, and Banquet Hall.
d. Quality cleaning by Viktoriia LLC agrees to service the Named Areas according to the following schedule: **From the 1st of September to the 30th of April — three (3) days per week (Monday, Tuesday, and Saturday), between the hours of 10:00 PM and 6:00 AM of the following day. From the 1st of May to the 31st of August— five (5) days per week (Monday, Wednesday, Thursday, Friday and Saturday), between the hours of 10:00 PM and 6:00 AM of the following day**.
e. **Ad-hoc daytime shift (upon request):** With a 10-day notice, the Amenity Manager may request moving one scheduled night shift to a daytime cleaning shift at no additional cost. This daytime shift will replace the corresponding night service for that week and will not count as an extra visit.
f. Quality cleaning by Viktoriia LLC agrees to furnish all equipment, tools, and materials necessary to maintain the Named Areas in a neat, clean, and orderly condition, as outlined in the attached Cleaning Schedule, which is an integral part of this Agreement.

2. PAYMENT FOR SERVICES

a. Client agrees to pay Quality cleaning by Viktoriia LLC a monthly minimum amount stated in the attached Pricing Schedule, by check sent to 5632 Jeremy Ln, Jacksonville, FL 32257, or by Zelle transfer to phone number 904-302-0025, no later than the last day of each month in which services are rendered. Additionally, the Client agrees to pay any sales or use tax imposed by a taxing authority on the value of the services provided or supplies purchased. Client agrees that all payments due to Quality cleaning by Viktoriia LLC will be deemed received only upon the delivery of the check to the specified address or upon receipt of the Zelle transfer.
b. Credits for holidays recognized by the Client have been predetermined as part of the monthly charge. No other adjustments will be made for holidays.
c. The amount payable by the Client may be increased or decreased to reflect an increase or decrease in the area of space serviced, the type, volume, or frequency of service rendered. Such modifications will only be binding if in writing and signed by both parties.
d. In the event that payment for services is not received within fifteen (15) days from the due date, Quality cleaning by Viktoriia LLC may suspend services until payment is received. Suspension of services by Quality cleaning by Viktoriia LLC under this section

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does not deprive Quality cleaning by Viktoriia LLC of any rights to collect payment for services or other remedies.

Customer Initials_____

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3. INDEPENDENT BUSINESS RELATIONSHIP

a. Quality cleaning by Viktoriia LLC will select and assign all personnel to perform its obligations under this Agreement.

b. Quality cleaning by Viktoriia LLC and its contractors are not, and shall not be considered, employees of the Client. They are independent contractors. In this regard, contractors of Quality cleaning by Viktoriia LLC will not be covered under the Client's Workers' Compensation Insurance, and no deductions for Social Security, Federal or State Income Taxes, or other withholdings will be made from the amounts agreed to be paid to Quality cleaning by Viktoriia LLC under this Agreement, as these are contract payments and not wages.

c. The Client agrees that, during the term of this Agreement and for one hundred eighty (180) days after its termination, it will not hire any contractors, agents, representatives, or franchisees of Quality cleaning by Viktoriia LLC without the express written consent of Quality cleaning by Viktoriia LLC. Quality cleaning by Viktoriia LLC agrees that, during the term of this Agreement and for one hundred eighty (180) days after its termination, it will not hire any employees, agents, or representatives of the Client without the express written consent of the Client.

4. TERM OF AGREEMENT

a. The term of this Agreement shall be for one year from the date services are scheduled to begin, as stated in Section 1a, and shall automatically renew each year on the same terms and conditions, unless either party provides written notice of termination at least thirty (30) days prior to such anniversary date. If timely notice is given, the Agreement shall expire at midnight on the anniversary date. Otherwise, the Agreement may only be terminated for non-performance, as set forth below.

b. Non-performance is defined as the failure, refusal, or neglect to perform any act specified in the attached Cleaning Schedule. Before any termination for non-performance becomes effective, the terminating party must provide written notice to the other party specifying in detail the nature of any deficiency or failure in performance. Upon receipt of the notice, Quality cleaning by Viktoriia LLC will have fifteen (15) days to remedy the deficiencies to the reasonable satisfaction of the Client. If the deficiencies are not satisfactorily resolved by the end of the fifteen-day period, the terminating party shall provide a second written notice of the failure to remedy. The Agreement shall terminate thirty (30) days after the second notice.

c. All notices between the Client and Quality cleaning by Viktoriia LLC must be in writing and sent prepaid and certified through the U.S. Postal Service or a recognized courier service with express, receipted delivery to the address specified in this Agreement. Any other notices, including those personally delivered to individuals performing services under this Agreement, will be ineffective.

Customer Initials_____

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d. Time is of the essence for all notices required under the terms of this Agreement.

5. GENERAL PROVISIONS

a. If it becomes necessary for either party to bring suit against the other to secure or protect its rights under this Agreement, the prevailing party shall be entitled to recover all costs associated with the suit, including reasonable attorney's fees, administrative fees, court costs, and damages as part of any judgment entered in its favor.

b. The terms of this Agreement shall be binding upon and inure to the benefit of Quality cleaning by Viktoriia LLC and the Client and their respective heirs, representatives, successors, and assigns, except as otherwise provided herein.

c. Any waiver by either party of a breach of any term or condition of this Agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this Agreement.

Customer Initials_____

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Quality cleaning by Viktoriia LLC

Room-by-Room Cleaning Checklist

(Nightly Services vs. Monthly Deep-Cleaning Services)

Area / Task	Regular Cleaning (Nightly Services)	Deep Cleaning (Monthly Services)
ALL AREAS (Areas Below + Entrances, Hallways, Palm Court, Pool Cabana)		
Baseboards/door frames	Dust	Wash
Blinds/locks/sills	Dust	Wash
Carpets	Vacuum	If needed, extraction & deodorize
Cobwebs	Removed	Removed
Doors	Wiped and Sanitized	Full inside/outside cleaning
Floors	Sweep. mop nightly (remove footprints)	If needed, machine scrub
Glass	Spot clean	Full insid cleaning
Trash	Emptied, liners replaced	Emptied, sanitized bins
Vents (Height < 10 ft.)	Dust	Wash
Windows	Spot clean	Full inside cleaning
Kitchen		
Appliances	Outside wiped	Inside & outside cleaned
Cabinets	Spot clean	Inside & outside cleaned
Microwave	Inside/outside cleaned	Deep scrub
Sink & countertops	Wiped and Sanitized	Degreased, sanitized & polished
Top of fridge	–	Dust/clean
Bathrooms		
Baby Changing Station	Clean & disinfect	Clean & disinfect
Cabinets	Spot clean	Inside & outside cleaned
Consumables	Refill soap, paper, tissue	Full restock & dispenser maintenance
Floors	Mop with disinfectant	Machine scrub & grout brightening
Mirrors & chrome	Wipe streak-free	Polish
Showers	Light scrub	Full scrub & grout cleaning
Sinks & countertops	Sanitized	Sanitized & polished
Toilets & urinals	Clean & disinfect	Deep descale, deodorize
Walls (non-tile)	Spot clean	Light wash & disinfect
Walls (tile)	Spot clean	Full scrub & grout cleaning
Fitness Center / Gym		
Equipment	Wipe & sanitize	Full sanitization (hospital-grade)
Floors	Spot clean, vacuum & deodorize	If needed, carpet extraction / machine scrub

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Mirrors & chrome	Wipe streak-free	Polish
Living/Meeting Areas (Boardroom, Mgmt Office, Banquet Hall)		
Furniture (hard surface)	Wiped and Sanitized	Polish
Furniture (fabric)	Spot clean	Vacuum, clean & deodorize
Lamps & lampshades	Dust	Deep dust/polish

Additional Services (Not Included in Monthly Contract)

Exterior window cleaning — $180.00

- Performed by a specialized team
- Scheduled separately during daylight hours
- Can be performed less frequently upon request

Restroom Consumables Management (Optional Monthly Add-On)

If requested, we can take full responsibility for monitoring, purchasing, and delivering all restroom consumables, including toilet tissue, paper towels, hand soap, urinal blocks, and similar products.

Monthly pricing structure:

Service fee for consumables management - $100.00 per month
(covers inventory checks, purchasing, quality control, delivery, and restocking)

Cost of consumables:
Billed separately based on actual receipts.

Proof of purchase:
Photos of all receipts will be provided each month.

If this service is added, the following two items will appear each month in both documents:

- **Consumables management service — $100 per month**
- **Reimbursement for purchased supplies (based on receipts)**

These charges will be reflected in **both the monthly invoice and the monthly service report**.

This add-on is available upon request and is **not included in the standard monthly janitorial contract**.
This service is optional and provided only if requested by the Client.

Customer Initials_____

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Quality cleaning by Viktoriia LLC

Agreement

CUSTOMER NAME & ADDRESS
Tamaya Beach CDD
12788 Merita ge Blvd
Jacksonville, FL 32246

NAME & ADDRESS
Quality Cleaning by Viktoriia LLC
5632 Jeremy Ln,
Jacksonville, FL 32257
+1904356-36-19
qualitycleaningbyv@gmail.com

FREQUENCY / DESCRIPTION	MONTHLY CONTRACT AMOUNT
From May 1st - August 31st: 5 days per Week: (Mon, Wed, Thur, Fri, Sat) between the hours of 10:00pm and 6:00am of the following day	2290.00 (plus tax per month)
From September 1st - April 30th 3 days per Week: (Mon, Thu, Sat) between the hours of 10:00pm and 6:00am of the following day	1 760.00 (plus tax per month)

CUSTOMER	Quality Cleaning by Viktoriia LLC
	DocuSigned by: Viktoriia Osypchuk E56D7FF4145E458...
Signature of Authorized Representative	Signature of Authorized Representative
	Viktoriia Osypchuk
Print Name, Title	Print Name, Title
	11/25/2025
Date	Date
	904-302-0025
Account Payable Contact	Account Payable Phone Number
	victoryosipchuk@gmail.com
Billing Address	Account Payable Email Address
City, State ZIP	

Return to Agenda Pg. 2

EXHIBIT 26

Customized Service Plan and Proposal

Prepared for:

Tamaya Clubhouse

By:
Connor Brannen

Date:
September 10, 2025

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September 10, 2025

Tamaya Clubhouse
Oliver Ingram
12788 Meritage Blvd
JACKSONVILLE, FL 32246
USA

Dear Oliver,

Thank you for talking with me about your cleaning program and your business needs. I have created a proposal based on our discussion. Please review the attached documents to see exactly how the Coverall® Program will help your facility look and smell clean, and actually be a cleaner, healthier place for everyone.

Thank you again for the opportunity to present this customized Service Plan. The entire Coverall team looks forward to the next steps!

Sincerely,

Connor Brannen

Connor.Brannen@coverall.com

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Coverall Service Plan

The Coverall® Program has been customized to meet your requests and requirements for a clean, healthy work environment. The details of your Service Plan are documented below.

Company:	Tamaya Clubhouse
Phone:	(904) 329-2277
Contact:	Oliver Ingram
Email:	oingram@vestapropertyservices.com
Address where service will be performed:	12788 Meritage Blvd JACKSONVILLE, FL 32246 USA
Frequency of Regular Service:	3x per week
Total Cleanable Area:	10,017 square feet

Areas to be Serviced:

- Aerobics Room
- General Offices
- Lobby / Reception
- Two Outdoor Pool Area Gather Spaces
- Cardio Areas
- Hallways
- Pool Areas
- Fellowship Hall
- Kitchenette / Coffee
- Restrooms

Exclude:

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Regular Services included in your Service Plan:

The following tasks will be included in your Service Plan and delivered by a trained and certified Coverall Franchised Business using the Coverall® Program.

Dusting And Disinfecting

INCLUDED TASKS	FREQUENCY
Damp Wipe and Disinfect Community Surfaces - Detail Clean Thoroughly dust and clean accessible community area fixtures and office furniture including file cabinets, desks, credenzas, counter tops, display units, window sills. *Note: Detailed Focus High Touch/Traffic Areas. Includes Indoor/Outdoor Resident Gather Area Furniture*	1x per week
Damp Wipe and Disinfect High Community Touch Points Clean and disinfect the community area high touch points such as light switches and door knobs. Fully clean both sides of main entrance glass doors.	1x per week
Counters, Sinks Clean and disinfect counters and sinks in areas other than the restrooms or kitchens. *Note: Includes Outdoor Resident Gather Area by Pool*	1x per week
Damp Wipe and Disinfect Community & Personal Area Telephones Damp wipe and disinfect desktop telephones in community areas and personal work spaces.	1x per week
Damp Wipe and Disinfect Drinking Fountains and Water Coolers Damp wipe and disinfect exterior (outside) of drinking fountains and water coolers. *Note: Includes Water Fountains in Clubhouse and Fitness Center*	1x per week
High and Low Dusting Clean items up to 12 feet from the floor (high dusting), such as ceiling vents, light fixtures, high window sills and corners not cleaned as part of normal wiping; and items near floor (low dusting), such as vents, corners, outlets, baseboards, etc.	1x per month
Dust Vertical or Horizontal Blinds Dust or Vacuum vertical or horizontal blinds, not to exceed 12 feet from the floor, to remove dust and visible soil.	1x per month
Vacuum Furnishings or Wet Wipe Vacuum fabric-covered furnishings and or wet wipe other furniture to remove visible dust or soil. *Note: Includes Indoor/Outdoor Resident Gather Area Furniture*	1x per month

Glass

INCLUDED TASKS	FREQUENCY
Clean Half-Wall and Railing Mirror	1x per week

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Provide full cleaning on Half-Wall and Railing mirrors, under 10 ft, throughout facility. *Note: Fitness Center Mirrors*	
Spot Clean Internal Glass Provide spot cleaning on internal partition glass.	2x per week

Carpet And Floor Care

INCLUDED TASKS	FREQUENCY
Wall-to-Wall Vacuum Carpet - Detail Clean Detail vacuum accessible carpeted areas with approved HEPA backpack units.	1x per week
Wall-to-Wall Vacuum Carpet - Spot Clean Spot vacuum visible soil from carpets on days when wall-to-wall vacuuming is not scheduled. Detail High traffic and entrance areas.	2x per week
Wall-to-Wall Vacuum or Dust Mop Hard Surface Floors Dry mop hard surface floors using a dust mop, vacuum or dry/wet mop.	1x per week
Damp Mop Hard Surface Floors - Detail Clean Damp mop hard surface floors using a no-dip protocol and changing pad often to ensure removal of dirt.	1x per week
Targeted Mopping Targeted sweeping and mopping of hard surface entrance, lobby & waiting area floors using a no-dip protocol and changing pad often to ensure removal of dirt.	2x per week

Trash

INCLUDED TASKS	FREQUENCY
Empty Cans and Remove Trash Empty trash that is contained in trash cans, in an area designated specifically for trash, or clearly labeled as trash and transport to customer's trash removal or storage area. Replace liners, spot clean receptacles as needed and take trash to designated area on customer premises. Please note: Any item that is in trash cans, designated trash areas, or clearly labeled as trash will be considered trash regardless of the content, and its loss will not be the responsibility of the Coverall Franchised Business or Coverall. *Note: Includes Trash by Outdoor Resident Gather Areas*	3x per week

Kitchen Areas

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INCLUDED TASKS	FREQUENCY
Damp Wipe and Disinfect Counters, Tables and Sinks - Detail Clean Thoroughly damp wipe and disinfect counters, tables and sinks. *Note: Includes Outdoor Resident Gather Area*	3x per week
Damp Wipe and Disinfect Refrigerator - Spot Clean Spot clean exterior (outside) of refrigerator to remove smudges and fingerprints.	1x per week
Empty Cans and Remove Trash Empty trash that is contained in trash cans, in an area designated specifically for trash, or clearly labeled as trash and transport to customer's trash removal or storage area. Replace liners, spot clean receptacles as needed and take trash to designated area on customer premises. Please note: Any item that is in trash cans, designated trash areas, or clearly labeled as trash will be considered trash regardless of the content, and its loss will not be the responsibility of the Coverall Franchised Business or Coverall.	3x per week
Damp Wipe and Disinfect Microwave(s) Thoroughly damp wipe and disinfect inside and outside of microwave with all-purpose disinfectant cleaner to rinse food contact surfaces.	1x per week
Wall-to-Wall Vacuum or Dust Mop Hard Surface Floors Dry mop hard surface floors using a dust mop, vacuum or dry/wet mop.	3x per week
Damp Mop Hard Surface Floors - Detail Clean Damp mop hard surface floors using a no-dip protocol and changing pad often to ensure removal of dirt.	3x per week

Restroom Service

INCLUDED TASKS	FREQUENCY
Clean and Disinfect Restrooms Restroom Fixtures: Pre-spray, wipe and polish dispensers and fixtures. Clean and disinfect wash basins, toilet bowls, urinals, and counter tops. Restroom Walls: Clean accessible walls and toilet partitions to remove visible soil. Restroom Floors: Mop all floors using coded microfiber flat mopping system and disinfecting finished floor cleaner. Restroom Mirrors: Polish all chrome and mirrors. Restroom Supplies: Restock expendable products such as paper towels, toilet tissue, hand soap, liners and deodorant products from customer inventory. Restroom Trash Removal: Empty trash cans, replace liners, spot clean receptacles as needed and take trash to designated area. *Note: Detailed Focus All Restrooms*	3x per week

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Workout Areas (Fitness)

INCLUDED TASKS	FREQUENCY
Cardio Machines Damp wipe and disinfect high touch points on cardio and weight training equipment. *Note: All Machines in Fitness Center*	1x per week

Closing Task

INCLUDED TASKS	FREQUENCY
Turn off lights as instructed	3x per week
Set alarms as instructed	3x per week
Lock doors and windows as instructed	3x per week
Clean and organize the janitor closet	3x per week

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Coverall Value Summary

The technology behind cleaning has changed a lot in the last 5-10 years. Just making things look nice is not enough. The Coverall® Program goes much deeper to help improve the health and wellness of your facility by removing the maximum amount of dirt and germs at each cleaning.

Can you imagine what it will be like to have a cleaner, healthier work environment?

Your Top Priorities:

1. Indoor & Outdoor Resident Areas
2. Restrooms
3. Fitness Center

Monthly Service Price for your Coverall® Service Plan: $1,652.00



Commercial cleaning services provided by an independently owned and operated Coverall Franchised Business

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Customized Service Plan and Proposal

Prepared for:

Tamaya Clubhouse

By:
Connor Brannen

Date:
September 10, 2025

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September 10, 2025

Tamaya Clubhouse
Oliver Ingram
12788 Meritage Blvd
JACKSONVILLE, FL 32246
USA

Dear Oliver,

Thank you for talking with me about your cleaning program and your business needs. I have created a proposal based on our discussion. Please review the attached documents to see exactly how the Coverall® Program will help your facility look and smell clean, and actually be a cleaner, healthier place for everyone.

Thank you again for the opportunity to present this customized Service Plan. The entire Coverall team looks forward to the next steps!

Sincerely,

Connor Brannen

Connor.Brannen@coverall.com

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Coverall Service Plan

The Coverall® Program has been customized to meet your requests and requirements for a clean, healthy work environment. The details of your Service Plan are documented below.

Company:	Tamaya Clubhouse
Phone:	(904) 329-2277
Contact:	Oliver Ingram
Email:	oingram@vestapropertyservices.com
Address where service will be performed:	12788 Meritage Blvd JACKSONVILLE, FL 32246 USA
Frequency of Regular Service:	5x per week
Total Cleanable Area:	10,017 square feet

Areas to be Serviced:

- Aerobics Room
- General Offices
- Lobby / Reception
- Two Outdoor Pool Area Gather Spaces
- Cardio Areas
- Hallways
- Pool Areas
- Fellowship Hall
- Kitchenette / Coffee
- Restrooms

Exclude:

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Regular Services included in your Service Plan:

The following tasks will be included in your Service Plan and delivered by a trained and certified Coverall Franchised Business using the Coverall® Program.

Dusting And Disinfecting

INCLUDED TASKS	FREQUENCY
Damp Wipe and Disinfect Community Surfaces - Detail Clean Thoroughly dust and clean accessible community area fixtures and office furniture including file cabinets, desks, credenzas, counter tops, display units, window sills. *Note: Detailed Focus High Touch/Traffic Areas. Includes Indoor/Outdoor Resident Gather Area Furniture*	2x per week
Damp Wipe and Disinfect High Community Touch Points Clean and disinfect the community area high touch points such as light switches and door knobs. Fully clean both sides of main entrance glass doors.	2x per week
Counters, Sinks Clean and disinfect counters and sinks in areas other than the restrooms or kitchens. *Note: Includes Outdoor Resident Gather Area by Pool*	2x per week
Damp Wipe and Disinfect Community & Personal Area Telephones Damp wipe and disinfect desktop telephones in community areas and personal work spaces.	2x per week
Damp Wipe and Disinfect Drinking Fountains and Water Coolers Damp wipe and disinfect exterior (outside) of drinking fountains and water coolers. *Note: Includes Water Fountains in Clubhouse and Fitness Center*	2x per week
High and Low Dusting Clean items up to 12 feet from the floor (high dusting), such as ceiling vents, light fixtures, high window sills and corners not cleaned as part of normal wiping; and items near floor (low dusting), such as vents, corners, outlets, baseboards, etc.	1x per month
Dust Vertical or Horizontal Blinds Dust or Vacuum vertical or horizontal blinds, not to exceed 12 feet from the floor, to remove dust and visible soil.	1x per month
Vacuum Furnishings or Wet Wipe Vacuum fabric-covered furnishings and or wet wipe other furniture to remove visible dust or soil. *Note: Includes Indoor/Outdoor Resident Gather Area Furniture*	1x per month

Glass

INCLUDED TASKS	FREQUENCY
Clean Half-Wall and Railing Glass	1x per week

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Provide full cleaning on Half-Wall and Railing glass, under 10 ft, throughout facility. *Note: Fitness Center Mirrors*	
Spot Clean Internal Glass Provide spot cleaning on internal partition glass.	3x per week

Carpet And Floor Care

INCLUDED TASKS	FREQUENCY
Wall-to-Wall Vacuum Carpet - Detail Clean Detail vacuum accessible carpeted areas with approved HEPA backpack units.	1x per week
Wall-to-Wall Vacuum Carpet - Spot Clean Spot vacuum visible soil from carpets on days when wall-to-wall vacuuming is not scheduled. Detail High traffic and entrance areas.	4x per week
Wall-to-Wall Vacuum or Dust Mop Hard Surface Floors Dry mop hard surface floors using a dust mop, vacuum or dry/wet mop.	1x per week
Damp Mop Hard Surface Floors - Detail Clean Damp mop hard surface floors using a no-dip protocol and changing pad often to ensure removal of dirt.	1x per week
Targeted Mopping Targeted sweeping and mopping of hard surface entrance, lobby & waiting area floors using a no-dip protocol and changing pad often to ensure removal of dirt.	4x per week

Trash

INCLUDED TASKS	FREQUENCY
Empty Cans and Remove Trash Empty trash that is contained in trash cans, in an area designated specifically for trash, or clearly labeled as trash and transport to customer's trash removal or storage area. Replace liners, spot clean receptacles as needed and take trash to designated area on customer premises. Please note: Any item that is in trash cans, designated trash areas, or clearly labeled as trash will be considered trash regardless of the content, and its loss will not be the responsibility of the Coverall Franchised Business or Coverall. *Note: Includes Trash by Outdoor Resident Gather Areas*	5x per week

Kitchen Areas

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INCLUDED TASKS	FREQUENCY
Damp Wipe and Disinfect Counters, Tables and Sinks - Detail Clean Thoroughly damp wipe and disinfect counters, tables and sinks. *Note: Includes Outdoor Resident Gather Area*	5x per week
Damp Wipe and Disinfect Refrigerator - Spot Clean Spot clean exterior (outside) of refrigerator to remove smudges and fingerprints.	1x per week
Empty Cans and Remove Trash Empty trash that is contained in trash cans, in an area designated specifically for trash, or clearly labeled as trash and transport to customer's trash removal or storage area. Replace liners, spot clean receptacles as needed and take trash to designated area on customer premises. Please note: Any item that is in trash cans, designated trash areas, or clearly labeled as trash will be considered trash regardless of the content, and its loss will not be the responsibility of the Coverall Franchised Business or Coverall.	5x per week
Damp Wipe and Disinfect Microwave(s) Thoroughly damp wipe and disinfect inside and outside of microwave with all-purpose disinfectant cleaner to rinse food contact surfaces.	1x per week
Wall-to-Wall Vacuum or Dust Mop Hard Surface Floors Dry mop hard surface floors using a dust mop, vacuum or dry/wet mop.	5x per week
Damp Mop Hard Surface Floors - Detail Clean Damp mop hard surface floors using a no-dip protocol and changing pad often to ensure removal of dirt.	5x per week

Restroom Service

INCLUDED TASKS	FREQUENCY
Clean and Disinfect Restrooms Restroom Fixtures: Pre-spray, wipe and polish dispensers and fixtures. Clean and disinfect wash basins, toilet bowls, urinals, and counter tops. Restroom Walls: Clean accessible walls and toilet partitions to remove visible soil. Restroom Floors: Mop all floors using coded microfiber flat mopping system and disinfecting finished floor cleaner. Restroom Mirrors: Polish all chrome and mirrors. Restroom Supplies: Restock expendable products such as paper towels, toilet tissue, hand soap, liners and deodorant products from customer inventory. Restroom Trash Removal: Empty trash cans, replace liners, spot clean receptacles as needed and take trash to designated area. *Note: Detailed Focus All Restrooms*	5x per week

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Workout Areas (Fitness)

INCLUDED TASKS	FREQUENCY
Cardio Machines Damp wipe and disinfect high touch points on cardio and weight training equipment. *Note: All Machines in Fitness Center*	1x per week

Closing Task

INCLUDED TASKS	FREQUENCY
Lock doors and windows as instructed	5x per week
Turn off lights as instructed	5x per week
Clean and organize the janitor closet	5x per week
Set alarms as instructed	5x per week

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Coverall Value Summary

The technology behind cleaning has changed a lot in the last 5-10 years. Just making things look nice is not enough. The Coverall® Program goes much deeper to help improve the health and wellness of your facility by removing the maximum amount of dirt and germs at each cleaning.

Can you imagine what it will be like to have a cleaner, healthier work environment?

Your Top Priorities:

1. Indoor & Outdoor Resident Areas
2. Restrooms
3. Fitness Center

Monthly Service Price for your Coverall® Service Plan: $2,681.00



Commercial cleaning services provided by an independently owned and operated Coverall Franchised Business

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COVERALL SERVICE AGREEMENT

The Undersigned ("CUSTOMER") hereby accepts the proposal of Coverall North America, Inc. d/b/a Coverall ("COVERALL"), and the parties agree that COVERALL's franchisees and/or subcontractors will supply Coverall® System Services for CUSTOMER's premises located at:

- *Customer:* Tamaya
- *Street Address:* 12788 Meritage Blvd
- *City, State, Zip*: Jacksonville, FL 32246

Upon the following terms:

1. Monthly Service Charge:

Month	Service days	RS
June	5X Wk	$ 2,681
July	5x Wk	$ 2,681
August	5X Wk	$ 2,681
September	3x Wk	$ 1,652
October	3x Wk	$ 1,652
November	3x Wk	$ 1,652
December	3x Wk	$ 1,652
January	3x Wk	$ 1,652
February	3x Wk	$ 1,652
March	3x Wk	$ 1,652
April	3x Wk	$ 1,652
May	5X Wk	$ 2,681
Total 12 month		**$ 23,940**
		$ 1,995

The monthly charge is based on the actual service days per month plus taxes, if applicable. *Initial* _____

The COVERALL® System Services are to be performed in the evening, unless otherwise agreed to by the parties.

2. CUSTOMER acknowledges that COVERALL will delegate all COVERALL System Services to be performed hereunder to a COVERALL franchisee and/or subcontractor and COVERALL may assign this Service Agreement in its entirety to a COVERALL franchisee and/or subcontractor.

3. Included in the Service Charge will be service, cleaning supplies, and any equipment which will be furnished by the COVERALL franchisee. The Service Charge does not include liners, paper supplies, and toiletries, which can be provided at CUSTOMER's expense, at competitive prices. The Service Charge also does not include any use tax, tax on sales, services or supplies, or other such tax, which taxes shall be paid by CUSTOMER. CUSTOMER agrees to reimburse COVERALL the amount of any such taxes if paid by COVERALL on CUSTOMER's behalf.

4. All COVERALL System Services specified in the "Coverall Service Plan" attached to this Service Agreement as Exhibit A will be provided to CUSTOMER in a satisfactory manner. CUSTOMER acknowledges that only those Services and/or Additional Services specifically identified in the Coverall Service Plan will be provided under this Service Agreement.

5. All COVERALL franchisees have successfully completed COVERALL's comprehensive training program and are required to carry insurance and a janitorial bond.

6. Additional services, not included in COVERALL's Service Charge, to be performed upon request, priced per occurrence, at CUSTOMER'S expense, include:

Additional Services	*Charge*	*Area*	*Square Footage*
a.	$		
b.	$		
c.	$		
d.	$		
e.	$		

Additional services accepted by: _____

Signature

(a) The term of this Service Agreement is for one (1) year. This one-year period shall begin on the date services are scheduled to begin. This Service Agreement shall automatically extend for additional one (1) year periods, unless at least thirty (30) days prior to each anniversary of the date services are scheduled to begin, either party gives the other written notice of its intent not to renew.

(b) Termination/Notice: If a party to this Service Agreement fails to perform its obligations (the "non-performing party"), the party claiming non-performance shall send the non-performing party written notice, specifying the manner of non-performance. This notice will provide that the non-performing party shall have fifteen (15) days from receipt of the notice to cure or correct the items of non-performance (the "Cure Period"). If these items are not corrected or cured within the Cure Period, the claiming party may issue a thirty (30) day written notice of termination and/or pursue other available remedies for default.

If the CUSTOMER's notice under this ¶7(b) concerns service issues, the CUSTOMER shall permit the COVERALL franchisee or subcontractor access to the premises during the Cure Period to cure the service issue; and shall also accompany a COVERALL representative on an inspection of the premises during the fifteen (15) day cure period. Failure to comply will entitle COVERALL to collect the full amount due through the Term of this Service Agreement.

(c) Notwithstanding the above, COVERALL may, but shall not be obligated to, terminate this Service Agreement immediately for non-payment by CUSTOMER of Service Charges due.

7. The Service Charge will remain in effect for one year unless there are changes in the original specifications for the premises. In the event of such changes, CUSTOMER will advise COVERALL accordingly, and an adjustment in the Service Charge, as agreed to by the parties, will be made. At franchisee's option, upon written notice, the Service Charge shall increase by two percent (2%) annually effective upon the start of each subsequent year after the date the services begin.

8. CUSTOMER agrees that it will not employ or contract with any COVERALL employee, franchisee, or any of the franchisee's employees during the term of this Service Agreement or for one hundred and eighty (180) days after termination of this Service Agreement, without COVERALL's written consent.

9. COVERALL will bill CUSTOMER monthly, and CUSTOMER agrees to pay COVERALL by check or ACH payment the amount that is due and owing under the terms of this Service Agreement within 30 days of billing date. Late payments will incur service and finance charges. In the event of default on payment, CUSTOMER agrees to pay COVERALL's attorney's fees and costs for collection.

10. Services shall be performed as stated in the Coverall Service Plan attached to this Service Agreement with the exception of the following six (6) legal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. No Service Charge credits will be issued for these holidays. However, service can be provided on these holidays at an additional cost if required. Services shall be scheduled during the hours approved or directed by manager/owner.

11. If "Additional Special Services" are included in the Coverall Service Plan attached to this Service Agreement, and if CUSTOMER cancels any periodic Special Services described therein for which a prorated monthly charge is included in CUSTOMER'S total monthly Service Charge, any amount owing by CUSTOMER for Special Services performed prior to the cancellation shall be payable in full no later than five (5) days after the cancellation.

12. The undersigned warrant and represent that they have full authority to enter into this Service Agreement, and that it will be binding upon the parties and their respective successors and assigns. Specifically, CUSTOMER acknowledges that this Service Agreement may be assigned in its entirety to a COVERALL franchisee, a subcontractor or another third party.

13. This Service Agreement and attached exhibits constitute the complete agreement of the parties concerning the provision of cleaning services to the CUSTOMER, and supersedes all other prior or contemporaneous agreements between the parties, whether written or oral, on the same subject. No waiver or modification of this Service Agreement shall be valid unless in writing and executed by COVERALL and CUSTOMER. Additionally, in no event shall the terms and conditions of any purchase order or other form subsequently submitted by CUSTOMER to COVERALL becomes a part of this Service Agreement, and COVERALL shall not be bound by any such terms and conditions.

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CUSTOMER:	COVERALL:
Signature and Date	*Sales Consultant (Signature and Date)*
Print Name and Title, Its Authorized Representative	*Print Name and Title, Its Authorized Representative*
Email Address	*Service Start Date*

Please email signed contract to: @coverall.com

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EXHIBIT 27

ESTIMATE

EStatic, LLC
122 Terracina Dr.
Saint Augustine, FL 32092

jenie.estatic@gmail.com
+1 (904) 477-4951



Tamaya HOA

Bill to
Ron Zastrocky
Beach CDD
c/o Vesta Property Services
12788 Meritage Blvd.
Jacksonville, FL 32246

Ship to
Ron Zastrocky
Tamaya HOA
c/o Vesta Property Services
12788 Meritage Blvd.
Jacksonville, FL 32246

Estimate details
Estimate no.: 1135
Estimate date: 03/04/2024
Expiration date: 05/04/2024

#	Product or service	Description	Qty	Rate	Amount
1.		Light Wash, sand, solvent clean, mask, electrostatically refinish, and application of numbers to individual boxes:			$0.00
2.	**Services**	Community Mail Boxes and posts	45	$600.00	$27,000.00
3.		-Customer agrees to complete a pre-inspection of boxes with E Static prior to work. We require all boxes to be secured and locked before project.			$0.00
4.		Terms: 25% Deposit required at start of project, remaining is due upon completion.			$0.00
5.		Color: Semi Goss Black Paint: Catalyzed Acrylic Urethane Primer: Epoxy			$0.00

Total **$27,000.00**

Expiry date 05/04/2024

Note to customer

Thank you for the oppportunity to present this updated estimate.
Please contact us with any questions.

Accepted date **Accepted by**

Return to Agenda Pg. 2