



Rizzetta & Company

Acacia Fields Community Development District

Board of Supervisors' Meeting

August 12, 2025

**District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544
813.533.2950**

ACACIA FIELDS

COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544

District Board of Supervisors	Kelly Evans	Board Supervisor
	Lori Campagna	Board Supervisor
	Momo Anselmi	Board Supervisor
	Sean Finotti	Board Supervisor
	Bradley Gilley	Board Supervisor
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin & Vericker
District Engineer	Jeremy Couch	Tampa Civil

All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
Acaciafieldscdd.org

August 4, 2025

Board of Supervisors
**Acacia Fields Community
Development District**

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Acacia Fields Community Development District will be held on **Tuesday, August 12, 2025 at 9:00 a.m.**, to be held at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the July 8, 2025 Regular Meeting Minutes Tab 1
 - B. Ratification of Operation & Maintenance Expenditures For June 2025 Tab 2
4. **BUSINESS ITEMS**
 - A. Consideration of RFQ District Engineer Tab 3
 - B. Ratification of Resolution 2025-26; Authorizing Bonds..... Tab 4
 - C. Ratification of Resolution 2025-27; Re-Designating Officers.. Tab 5
 - D. Consideration of Resolution 2025-28; Canvassing & Certifying the Landowner Election Results..... Tab 6
 - E. Consideration of Aquatic Proposal for Phase 1A (under separate cover)
 - F. Consideration of Landscape Proposal for Phase 1A (under separate cover)
5. **STAFF REPORTS**
 - A. District Counsel
 - B. Interim Engineer
 - C. District Manager

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Acacia Fields Community Development District was held on **Tuesday, July 8, 2025, at 9:00 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans	Chair
Lori Campagna	Vice-Chair
Sean Finotti	Assistant Secretary
Bradley Gilley	Assistant Secretary
Momo Anselmi	Assistant Secretary (joined in progress)

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker
KC Hopkinson	District Counsel, Straley Robin Vericker
Jeremy Couch	Interim Engineer, Tampa Civil Design (via phone)
Stephen Sanford	Representative, Greenburg Traurig (via phone)

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at 10:00 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience members were present.

THIRD ORDER OF BUSINESS

**Consideration of Board of Supervisors
Organizational Meeting Minutes for
June 18, 2025**

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors approved the Board of Supervisors Organizational Meeting Minutes for June 18, 2025, for Acacia Fields Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of Bond Related
Matters**

i. Consideration of District Engineer's Report

Mr. Crouch presented his report. Ms. Evans pointed out that the recreational facilities need to be updated. The clubhouse will not be owned or maintained by the CDD.

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved in substantial form the District Engineer's Report, for the Acacia Fields Community Development District.

ii. Consideration of Master Methodology Report

This item was tabled.

iii. Consideration of Resolution 2025-24; Authorizing Bonds

Mr. Sanford presented Resolution 2025-24 to the Board.

On a Motion by Ms. Evans seconded by Campagna, with all in favor, the Board of Supervisors adopted Resolution 2025-24, Authorizing Bonds, for the Acacia Fields Community Development District.

FIFTH ORDER OF BUSINESS

**Acceptance of Resignation of Paulo
Beckert**

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors accepted the resignation of Paulo Beckert, for Acacia Fields Community Development District.

SIXTH ORDER OF BUSINESS

Appointment of Open Board Seat

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors appointed Momo Anselmi, for Acacia Fields Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-25;
Designating Officers of the District**

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors adopted Resolution 2025-25; Designating Officers, Designating Kelly Evans as Chairman, Lori Campagna as Vice Chairman, Momo Anselmi, Bradley Gilley, Sean Finotti, and Angela Savinon as Assistant Secretaries, Scott Brizendine as Secretary and Treasurer, and Shawn Wildermuth as Asst. Treasurer, for Acacia Fields Community Development District.

EIGHTH ORDER OF BUSINESS

**Approval of Interim District
Engineer's Agreement**

Mr. Brizendine presented Resolution 2025-07, Designating Public Comment Period.

On a Motion by Ms. Evans, seconded by Ms. Anselmi, with all in favor, the Board of Supervisors approved Tampa Civil as the Interim District Engineer, for Acacia Fields Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report. Mr. Vericker asked about a projection for bond issuance timing. Ms. Evans stated it would be a little while.

B. Interim District Engineer

No report.

C. District Manager

The next meeting will be August 12, 2025 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558. The Landowner meeting will be held on August 12, 2025.

TENTH ORDER OF BUSINESS

Supervisor Requests

There we no supervisor requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Board of Supervisors adjourned the meeting at 9:20 a.m., for Acacia Fields Community Development District.

Assistant Secretary/Secretary

Chairman / Vice-Chairman

Tab 2

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$0.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Acacia Fields Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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Report Total				\$ -
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ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures June 2025 For Board Approval

No Operation and Maintenance Expenses were paid from June 1, 2025 through June 30, 2025. Therefore, there are no new items to present at this time.

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Tab 3



THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR QUALIFICATIONS
FOR ENGINEERING SERVICES

July 18, 2025



SUBMITTED BY:

Alliant Engineering, inc.

3901 Coconut Palm Drive, Suite 102
Tampa, Florida 33619

SUBMITTED TO:

The Acacia Fields Community Development District

Mr. Scott Brizendine, District Manager
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Building better communities with excellent and passion.

**ALLIANT**

3901 Coconut Palm Drive, Suite 102
Tampa, Florida 33619
813.940.3465 MAIN
alliant-inc.com

July 18, 2025

Mr. Scott Brizendine, District Manager
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
561.571.0010

Dear Mr. Brizendine and Members of the Evaluation Committee:

Alliant Engineering, Inc. (Alliant) is a local, highly experienced firm uniquely positioned to provide professional engineering services to The Acacia Fields Community Development District. Jeff Sprouse, PE, our Senior Civil Engineer based in the Tampa office, will serve as the Client Manager and act as the primary point of contact for the district.

Alliant's proposed team brings a comprehensive understanding and strategic approach to meet—and exceed—the district's objectives and goals. Our corporate mission, *"building better communities with excellence and passion,"* is deeply embedded in our culture and sets us apart in the industry.

Headquartered in Minneapolis, Minnesota, Alliant was established in 1995 and has grown to include over 200 professionals and support staff. To better serve clients like The Acacia Fields Community Development District, we expanded our operations to Jacksonville, Florida in 2015, and to Tampa, Florida in 2023.

Alliant is an S-Corporation offering a full spectrum 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 Acacia Fields Community Development District deserves more than just engineering expertise—it requires a trusted partner who can lead projects from inception through completion with precision and accountability. As Client Manager, Jeff Sprouse, PE, will serve as your primary point of contact, ensuring our team stays focused, responsive, and aligned with the district's evolving needs. Jeff brings a leadership approach centered on proactive problem-solving and consistent communication. We emphasize timely, transparent updates and maintain a commitment to quality at every stage—from project kickoff through design, bidding, construction, and final closeout.

SUCCESSFUL TRACK RECORD. Since establishing our Jacksonville office, Alliant has proudly served municipal clients across Florida, building lasting relationships grounded in trust, quality, and exceptional service. We encourage you to reach out to the references provided in our project experience section to hear directly about our performance and commitment. Jeff Sprouse, PE, brings extensive experience in construction supervision and project management, including roadway, water, sanitary sewer, drainage, and structural projects. He has served as both Client Manager and Design Engineer on numerous similar assignments—offering a blend of technical expertise and hands-on leadership that ensures project success from start to finish.

DEDICATED CORE TEAMS. Alliant provides The Acacia Fields Community Development District with a skilled, committed team of engineers who bring specialized knowledge, hands-on experience, and innovative thinking to every project. By aligning the right expertise with each task, we consistently deliver high-quality engineering solutions that meet budget and schedule expectations—while prioritizing exceptional client service. Our team is ready and available to serve the district with the responsiveness and dedication you deserve.

We are excited about the opportunity to serve The Acacia Fields Community Development District with ongoing professional engineering services. Please don't hesitate to contact me with any questions or if additional information is needed.

Sincerely, **Alliant Engineering, Inc.**

Wayne "Jeff" Sprouse, PE, Client Manager

☎ 813.954.4337 ✉ jsprouse@alliant-inc.com

Andrew Mansen, PE, Project Manager

☎ 904.329.4001 ✉ amansen@alliant-inc.com

Table of Contents

1. Statement of Qualifications

Alliant's Team Guiding Principles	1
Engineer Point of Contact and Proposed Team	2

2. Organizational Chart..... 3

3. Resumes of Key Personnel

Jeff Sprouse, PE, Client Manager.....	4
Andrew Mansen, PE, Project Manager	5
Joseph Schofield, PE, Senior Civil Engineer.....	6
Adam Oestman, PE, Production Manager	7
Curtis Wimpée, PE, VP Southeast Region	8
Ashley Rivera, Graduate Landscape Architect	9
Clayton Walley, LS, VP Florida Land Survey.	10
Joe Brinson, PWS, ECS Florida, LLC	11
Brett H. Harbison, PE, Meskel & Associates, PLLC	12

4. Representative Projects

Anabelle Island, Green Cove Springs, FL	13
Beachview Cove, Ormond Beach, FL.....	14
Wildlight Community, Nassau County, FL	15
AdventHealth, Palm Coast, FL	16
Hillsborough County Emergency Vehicle Preemption, Tampa Bay, FL	17
Saddlebrook Landings Apartment Community, Jacksonville, FL	18
Whiteview Subdivision, Palm Coast, FL	19
Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, FL.....	20
Riverfront Plaza, Jacksonville, FL	21
Reverie at Palm Coast Subdivision, Palm Coast, FL	22
Sweetgrass Apartments, Phase 1 Enhanced Landscape, St. Mary's, GA	23
Trout Creek Community Development District, St. Johns County, FL	24
Sawmill Branch Roundabout, Palm Coast, FL.....	25
Shadow Crest at Rolling Hills CDD, Phases 3B & 3C, Green Cove Springs, FL.....	26

5. Key Personnel Participation in Example Projects.....27

6. Alliant Services Offered	
Civil Engineering, ITS, Landscape Architecture, and Roadway Design	28
Construction Admin, Land Survey, MOT, and Traffic Engineering	29
Water Resources.....	30
6. Additional Information	
Public and Private Work	31
Firm Licensure and Prequalification's	32
Comprehensive Expertise and Proven Commitment	33
Communication, Design Review, Progress Meetings, Etc.	34
Recent, Current, and Projected Workloads.....	35
Location Map.....	36
7. General Qualifications	
Alliant Engineering, Inc.	37
Alliant Florida, Inc.	38
Meskel & Associates Engineering, PLLC	39
ECS Florida, LLC	40
8. Appendices – Certifications & Licenses	
Women Business Certification	35
Licenses	36

LIST OF EXHIBITS

Exhibit 1 – Organizational Chart	3
Exhibit 2 – Projected Schedule	35
Exhibit 3 – Location Map	36

At Alliant, strong relationships are the cornerstone of our business. We’ve seen firsthand how trust and collaboration lead to better project outcomes—enhancing our clients’ reputations and creating future opportunities. That’s why we’ve spent over 30 years cultivating meaningful connections across the public and private sectors nationwide. Our clients continue to choose Alliant because of the relationships we build and the results we deliver.

Alliant is made up of talented professionals from diverse disciplines, backgrounds, and experience levels. As a team of employee-owners, we’re committed to delivering complex engineering and design solutions that meet demanding schedules and budgets—without compromising on performance or quality. Our core values of excellence, collaboration, and integrity drive everything we do, bringing lasting value to our clients, communities, and team members.

For more than three decades, we’ve remained focused on the values that define us. By keeping these principles at the forefront, we create opportunities for our people and serve our clients with the same entrepreneurial spirit and integrity that have shaped our success since day one.

Alliant’s Team Guiding Principles:

- ▶ We innovate before, during, and after design to deliver the best solutions for our clients.
- ▶ We communicate openly with clients, employees, sub-consultants, and stakeholders to keep projects on task, on schedule, and within budget.
- ▶ We are dedicated to both our business and the communities we serve.
- ▶ We deliver successful, high-quality projects – every time.
- ▶ We stay grounded and focused, always listening and always working hard.



COMMUNITY

Our community is where we live, work, and play—it’s at the heart of who we are at Alliant. It includes our industry, our neighbors, and the world around us. Supporting and strengthening our communities isn’t just part of our work—it defines our purpose.



EXCELLENCE

We are committed to always doing our best—and being the best at what we do. Excellence guides our work, drives our standards, and defines the results we deliver.



CREATE VALUE

We solve challenges with purpose and precision, delivering the best solutions for our clients. The value we create extends far beyond project completion—leaving a lasting impact on communities and stakeholders.



COLLABORATION

We take on big challenges by working together—partnering closely with our clients, teaming with industry partners, and supporting one another. Through collaboration, we achieve more and deliver better outcomes.



FUTURE FOCUSED

We’re always looking ahead—to the next idea, the next solution, and the next opportunity to build better, more resilient communities. Innovation and long-term thinking guide everything we do.



INTEGRITY

Our success is built on trust. Clients and partners count on us to do business the right way—with honesty, accountability, and a commitment to doing what’s right every time.

ENGINEER POINT OF CONTACT AND PROPOSED TEAM

Response to RFQ for Engineering Services for The Acacia Fields Community Development District, Pasco County, FL

Public Notice Date: June 27, 2025

Solicitation No. 25-01269P

Engineer Point of Contact:

Jeff Sprouse, PE / Client Manager

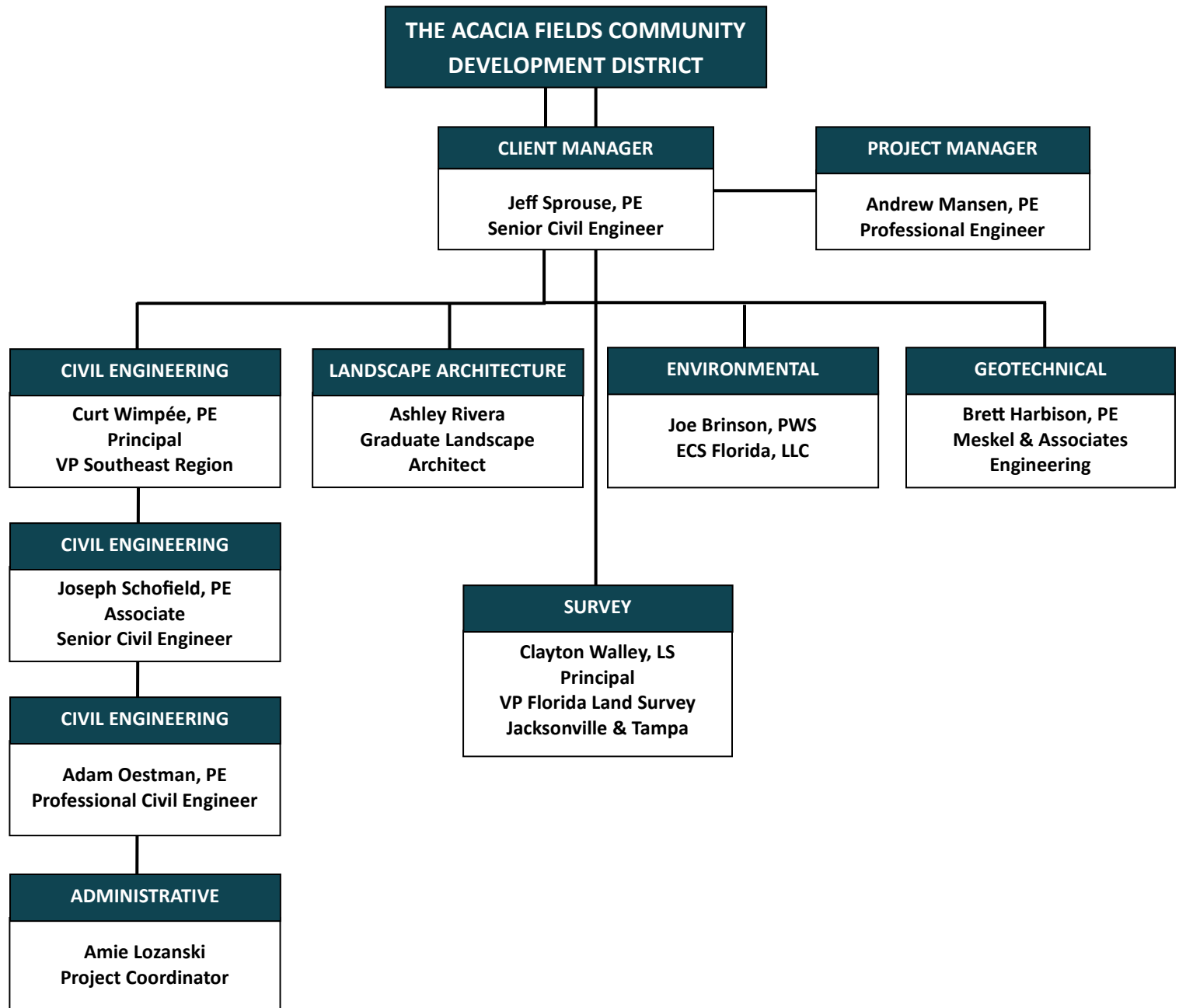
(813) 954-4337

Alliant Engineering, Inc.

jsprouse@alliant-inc.com

PROPOSED TEAM

Check		FIRM NAME	ADDRESS	ROLE IN THIS CONTRACT
Prime	Subcontractor			
X		Alliant Engineering	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Project Management, Civil Engineering, and Landscape Services
	X	ESC Florida, LLC	4524 N. 56th Street Tampa, Florida 33610	Environmental Services
	X	Meskel & Associates Engineering	2202 N. West Shore Boulevard Suite 200 Tampa, Florida 33607	Geotechnical Services
	X	Alliant Florida, Inc. (A wholly owned subsidiary of Alliant Engineering, Inc.)	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Land Survey Services

Exhibit 1. Organizational Chart of Proposed Team

RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS



Jeff Sprouse, PE
Client Manager

Mr. Jeff Sprouse, PE brings over 28 years of diverse experience in both design and construction across a broad range of civil infrastructure projects. His areas of expertise include land development, water resources, municipal water systems, sanitary sewer design and rehabilitation, stormwater management, and roadway design and construction. Mr. Sprouse has also contributed to vertical construction, structural fabrication and erection, and the design and integration of SCADA systems for sanitary sewer and stormwater treatment facilities—such as Alum Injection Systems. In addition to his technical expertise, Mr. Sprouse has extensive experience in construction supervision and project management for roadway, water, sanitary sewer, site, drainage, and structural projects. He has served as both Project Manager and Design Engineer on numerous similar assignments, consistently combining deep technical knowledge with practical, hands-on leadership.

YEARS EXPERIENCE

28 years overall, and 1 year with Alliant.

EDUCATION

- ◆ BS, Nuclear Engineering, Mississippi State University
- ◆ FDEP Stormwater Management Inspector #40208
- ◆ Advanced MOT Certified
- ◆ 40-Hour OSHA Hazmat Certified
- ◆ US Navy Engineering Lab Technician
- ◆ Nuclear Power Plant Operations

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (60821)

SHANNON ESTATES SUBDIVISION ♦ PLANT CITY, FLORIDA

This subdivision development is located on a 6.26-acre parcel along N. Shannon Avenue and includes eight residential lots, an access road, stormwater facilities, potable and reclaimed water systems, a lift station, sanitary sewer, and a comprehensive stormwater management system. The site presented notable environmental and regulatory challenges, including 2.65 acres of wetlands and partial location within the 100-year floodplain. Permitting required coordination with multiple agencies at the state, city, and county levels. A detailed floodplain analysis was conducted using SWMM5 to support cut-and-fill calculations, ensuring no adverse impacts to the floodplain. SWMM5 was also used to support the design of the site's stormwater system, ensuring compliance with all applicable regulations.

WEG PARK ROAD COMMERCIAL COMPLEX ♦ PLANT CITY, FLORIDA

This 15.73-acre commercial development includes a feed store, feed storage buildings, self-storage units, RV storage, sidewalks, vehicular use areas, and various other impervious surfaces. The project required coordination and permitting with multiple regulatory agencies at the state, city, and county levels. Due to the site's location within a regulated floodplain, a detailed floodplain analysis was conducted using SWMM5. This analysis supported cut-and-fill calculations to ensure there were no adverse impacts to the floodplain and also informed the design of an effective, compliant stormwater management system.

NORTH PARK ROAD COMMERCIAL SUBDIVISION ♦ PLANT CITY, FLORIDA

This 12.68-acre commercial development is located along North Park Road and includes five commercial lots, stormwater management facilities, potable water, sanitary sewer systems, and the design of both right and left turn lanes on North Park Road. The site contains 4.44 acres of wetlands, with 0.2 acres impacted during development, and is partially located within the 100-year floodplain. Permitting was required with multiple agencies at the state, city, and county levels. A detailed floodplain analysis was performed using SWMM5 to support cut-and-fill calculations and ensure no adverse floodplain impacts. SWMM5 was also utilized in the design of the site's stormwater management system to meet all regulatory requirements.

SWAN LAKE VILLAGE – MULTI-FAMILY DEVELOPMENT ♦ LAKE LAND, FLORIDA

This 19.08-acre multi-family development is located on the south side of Griffin Road and includes two 3-story apartment buildings (15,927 SF each), a 2,802 SF clubhouse with pool, sidewalks, access roads, stormwater facilities, and three stormwater ponds. Potable water and sanitary sewer systems were also designed as part of the infrastructure improvements. A key design feature of the project was a 24'-0" x 5'-9" arch pipe crossing through a wetland area to maintain connectivity and flow. The site includes 5.83 acres of wetlands, with 0.18 acres of permitted wetland impacts, and lies partially within the 100-year floodplain. Permitting coordination was required with multiple agencies at the state, city, and county levels. Floodplain analysis was performed using both SWMM5 and ICPR4 to support cut-and-fill calculations, avoid adverse floodplain impacts, and inform the stormwater system design in full compliance with applicable regulations.

RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS



Andrew Mansen, PE **Project Manager**

Mr. Andrew 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.

YEARS EXPERIENCE

14 years overall, and 3.5 year with Alliant.

EDUCATION

- ◆ BS, Civil Engineering, California State University, Sacramento, CA

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (91277)

BARBER POINTE SUBDIVISION ◆ CITY OF MACCLENNY, FLORIDA

Mr. Mansen served as the Lead Project Engineer for the Barber Pointe Subdivision, a 367-unit residential development located on a challenging hillside site in Macclenny, Florida. He was responsible for the full scope of civil engineering design and played a central role in managing and coordinating key project components. To address the site's complex topography, Andrew designed a system of 13 cascading stormwater ponds. His infrastructure design included over 16,500 feet of right-of-way improvements, 17,500 feet of potable water mains, 14,500 feet of stormwater piping with 170 structures, and 15,500 feet of sanitary sewer piping with 69 structures. Andrew also led the design of off-site improvements, including turn lane modifications and a 5,300-foot municipal force main extension, providing a critical connection to the City of Macclenny's water treatment facility.

GROVELAND RETAIL DEVELOPMENT ◆ CITY OF GROVELAND, FLORIDA

Mr. Mansen led the civil engineering design for the Groveland Retail Development, a 13-acre commercial and light industrial site in the City of Groveland. His responsibilities included full infrastructure design and preparation of FDOT-compliant stormwater calculations, accounting for the 100-year storm event. Andrew's utility design included 2,000 feet of new water main and 1,200 feet of new force main, along with the coordination and relocation of 1,000 feet of existing force main. He also developed plans for off-site roadway improvements, including the addition of turn lanes along US Highway 27 to accommodate increased traffic volumes generated by the development.

THE HARBOUR ◆ CITY OF JACKSONVILLE, FLORIDA

Mr. Mansen played a key engineering role in the redevelopment of The Harbour, a 43.8-acre waterfront site along the Intracoastal Waterway in Jacksonville, Florida. The project aimed to transform an aging industrial marina into a vibrant, multi-use waterfront destination. Andrew's contributions included the design of a fully underground stormwater management system, featuring a 42,000-square-foot chamber system and 5,800 feet of chamber underdrain, along with 6,000 feet of stormwater piping. He also designed 3,500 feet of sanitary sewer infrastructure to support a wide range of uses. The site plan included a 136-slip marina, a public boat ramp, boat storage facilities, multiple restaurants, an eight-story apartment building with 560 residential units, a multi-story commercial and hotel structure, and designated recreational and wetland preservation areas.

RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS

Joseph Schofield, PE
Senior Civil Engineer

SHADOWCREST AT ROLLING HILLS CDD ♦ PHASES 3B & 3D ♦ CITY OF GREEN COVE SPRINGS, FLORIDA

Mr. Schofield supported the Community Development District (CDD) during Phases 3B and 3D of the Shadow Crest at Rolling Hills development. His responsibilities included assisting with the acquisition of electrical and landscape maintenance easements and conducting thorough reviews of contractor, vendor, and supplier invoices and pay applications to ensure the proper and transparent use of bond funds. In addition, Mr. Schofield developed detailed cost estimates and authored the Engineer's Report for the Shadow Crest phase, supporting the district's full planned build-out with comprehensive technical and financial documentation.

BEACHVIEW COVE SUBDIVISION ♦ CITY OF ORMOND BEACH, FLORIDA

Mr. Schofield served as Project Manager for the design and permitting of Beachview Cove, a 28-lot single-family residential subdivision located along A1A and adjacent to the Atlantic Ocean. His responsibilities included securing all project entitlements and overseeing the transition into active construction. The project scope included the design of a private lift station, coordination for the planned relocation of Florida Power & Light (FPL) utility poles and permitting for work within the Coastal Construction Control Line (CCCL). Mr. Schofield also facilitated the integration of turtle-friendly street lighting, ensuring compliance with coastal environmental protection standards.

PONCE PRESERVE SUBDIVISION ♦ CITY OF PALM COAST, FLORIDA

David served as Pipelines Engineer for this infrastructure-critical project, which focused on improving redundancy and resilience in the sanitary sewer system. The project involved planning and feasibility analysis for the addition of parallel large-diameter ductile iron (DI) force mains to support an existing network transporting wastewater from ECUA's Main Street Water Treatment Plant, located along Pensacola Bay, to the Chemstrand Treatment Plant in Escambia County. David contributed directly to route planning and constructability evaluations for 3,500 linear feet (LF) of 30-inch, 10,050 LF of 42-inch, 53,500 LF of 48-inch, and 5,200 LF of 54-inch transmission mains. He actively participated in team meetings, assisted in route selection, developed detailed route sketches, and provided recommendations for bypass connections between force main segments to enhance system redundancy and operational flexibility.

RYAN'S LANDING SUBDIVISION ♦ CITY OF PALM COAST, FLORIDA

Mr. Schofield is serving as Project Manager for the design and permitting of Ryan's Landing, a 95-lot single-family residential subdivision. His responsibilities include managing all aspects of civil design, regulatory coordination, and entitlement acquisition. All project entitlements have been successfully secured. While the construction start date remains to be determined, the project is fully positioned for execution upon notice to proceed.

UNIVERSITY OF FLORIDA CLUBHOUSE, CITY OF JACKSONVILLE, FLORIDA

Mr. Schofield served as both Design Engineer and Project Manager for the development of a proposed recreational flex-space building and pool on a 2.4-acre site located adjacent to Osprey Village and Osprey Cove. His responsibilities included leading the design and coordination of site modifications to existing facilities, utility layout, and drainage systems. He also worked closely with the architectural team to ensure alignment between civil and architectural elements, resulting in a cohesive and constructible final design package.

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.

YEARS EXPERIENCE

21 years overall, and 3 years with Alliant.

EDUCATION

- ♦ MBA, St. Leo University
- ♦ BS, Civil Engineering, University of North Florida (UNF)

RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS

Adam Oestman, PE
Production Engineer
HYMON CIRCLE DRAINAGE IMPROVEMENTS ♦ CITY OF BUNNELL, FLORIDA

Design Engineer responsible for preparing construction documents for a two-phase drainage improvement project. The scope included approximately 2,000 linear feet of roadside drainage enhancements and 3,000 linear feet of existing drainage ditch improvements, aimed at increasing stormwater capacity and mitigating localized flooding within the City of Bunnell.

SHADOWCREST AT ROLLING HILLS SUBDIVISION ♦ CITY OF GREEN COVE SPRINGS, FLORIDA

Lead Design Engineer for a 247-lot single-family residential subdivision. Responsibilities included preparation of comprehensive construction documents and ongoing construction administration services to support project execution and ensure compliance with design specifications and regulatory requirements.

SAWMILL BRANCH SUBDIVISION ♦ MULTIPHASE SUBDIVISION ♦ CITY OF PALM COAST, FLORIDA

Lead Design Engineer for a multi-phase single-family residential subdivision totaling over 1,000 lots. Responsibilities included the preparation of detailed construction documents for each phase, ensuring consistency in design, regulatory compliance, and coordination across all development stages.

PANAMA CITY BEACH HEALTH CAMPUS ♦ CITY OF PANAMA CITY BEACH, FLORIDA

Lead Design Engineer for a phased medical campus development. Scope of work included the preparation of construction documents for multiple project phases, along with comprehensive construction administration services to support successful delivery and adherence to project specifications and regulatory standards.

REVERIE AT PALM COAST CDD ♦ MULTIPHASE SUBDIVISION ♦ CITY OF PALM COAST, FLORIDA

Design Engineer responsible for preparing construction documents, cost estimates, and providing construction administration for a multi-phase single-family residential subdivision totaling 421 lots. Scope of work included coordination across multiple development phases, ensuring design consistency, regulatory compliance, and efficient project delivery.

EPIC CHURCH ♦ CITY OF PALM COAST, FLORIDA

Lead Design Engineer responsible for preparing construction documents for a new church facility and associated recreational areas. Responsibilities included site planning, drainage design, utility coordination, and construction administration to ensure compliance with local regulations and successful project execution.

YEARS EXPERIENCE

6 years overall, and 3 years with Alliant.

EDUCATION

- ♦ BS, Civil Engineering, Murray State University

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (98440)

CARMEL COURT TOWNHOMES ♦ CLAY COUNTY, FLORIDA

Lead Design Engineer for a 35-unit townhome development. Responsibilities included preparation of detailed construction documents and oversight of construction administration activities to ensure project compliance, quality control, and timely completion.

LADY LAKE APARTMENTS ♦ TOWN OF LADY LAKE, FLORIDA

Lead Design Engineer for a 330-unit multi-family residential development with associated recreational amenities. Responsibilities included preparation of comprehensive construction documents and coordination to support site planning, utility design, stormwater management, and construction administration throughout the project lifecycle.

RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS

Curt Wimpée, PE
Vice President Southeast Region

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.

YEARS EXPERIENCE

29 years overall, 10 years with Alliant.

EDUCATION

BS, Civil Engineering
University of Minnesota

PROFESSIONAL REGISTRATIONS

- Professional Engineer in Florida (79764)
- Minnesota (40487)
- Georgia (031340)
- N. Carolina (053415)
- S. Carolina (41355)
- Tennessee (125610)

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
FCARD • NEFBA • NAIOP • ULI

CITY ENGINEER (CONSULTANT) ♦ CITY OF BUNNELL, FLORIDA

Engineer of Record for a broad range of municipal infrastructure projects. Responsibilities included roadway paving, condition assessment, rehabilitation, and replacement; stormwater system design and modeling; potable and reclaimed water main extensions, rehabilitation, and replacement; and sanitary sewer design and rehabilitation. Provided detailed cost estimating and authored engineering reports covering all aspects of infrastructure improvements. Additional duties included presenting to City Council, representing the city in public forums, and managing community engagement and public communication efforts.

CITY ENGINEER (CONSULTANT) ♦ CITY OF FLAGLER BEACH, FLORIDA

Engineer of Record for a variety of municipal infrastructure projects, including roadway paving, assessment, rehabilitation, and replacement; stormwater system design and modeling; potable and reclaimed water main extensions, rehabilitation, and replacement; and sanitary sewer design and rehabilitation. Responsibilities included detailed cost estimating, preparation of comprehensive engineering reports, and presentation of project updates to the City Council. Also provided public messaging support and engaged with residents to ensure transparency and address community concerns.

CIVIL ENGINEER (CONSULTANT) ♦ TOWN OF ORANGE PARK, FL

Serving under an ongoing contract with the Town of Orange Park, with projects managed through a work order system. Responsibilities have included conducting a comprehensive pavement condition assessment to evaluate the Town's roadway infrastructure, identify deficiencies, and recommend targeted maintenance and rehabilitation strategies. Findings were documented in a detailed engineering report to support future capital improvement planning and budget prioritization.

CITY ENGINEER (CONSULTANT) ♦ CITY OF JACKSONVILLE BEACH, FL

Engineer of Record for a wide range of municipal infrastructure projects. Responsibilities to include roadway and paving assessments; stormwater system design and modeling; potable and reclaimed water main extensions, rehabilitation, and replacement; and sanitary sewer design and rehabilitation. Provided cost estimating and prepared detailed engineering reports to support project planning and execution. Also represented the City in Council presentations, public forums, and community engagement efforts to ensure transparency and stakeholder coordination.

CITY ENGINEER (CONSULTANT) ♦ CITY OF ATLANTIC BEACH, FL

Served as Engineer of Record for a variety of municipal infrastructure projects. Scope of work included roadway paving, stormwater modeling, water main and sanitary sewer design, cost estimating, and preparation of detailed engineering reports. Also responsible for presenting project updates to City Council and supporting public engagement to ensure community awareness and input throughout project development.

CITY ENGINEER (CONSULTANT) ♦ CITY OF FERNANDINA BEACH, FL

Serving as Engineer of Record for multiple municipal infrastructure projects. Responsibilities included roadway paving, stormwater system modeling, water main and sanitary sewer design, cost estimating, and the development of comprehensive engineering reports. Also provided regular project presentations to City Council and facilitated public engagement to ensure transparency and community involvement.

RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS



Ashley Rivera Graduate Landscape Architect

Ashley 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.

YEARS EXPERIENCE

4 years overall, and 2 years with Alliant.

EDUCATION

- ◆ BS, Landscape Architecture, University of Ana G. Mendez
- ◆ Currently pursuing licensure as a Landscape Architect in Florida

MARBELLA APARTMENTS ♦ CITY OF PALM COAST, FLORIDA

Ashley played a critical role in the design and development of the amenity landscape for Marbella Apartments, a multifamily community in Palm Coast. Her responsibilities included schematic development and design refinement for the pool area, shade pavilions, outdoor kitchen, firepit, sport courts, and the surrounding landscape. She worked closely with project stakeholders to develop design inspiration materials and contributed to construction documents for hardscape elements, planting plans, and irrigation systems. Ashley also oversaw the production of high-impact marketing graphics, including a rendered eye-level pool area illustration used to promote the project's resort-style amenities.

VILLAGE AT TOWN CENTER ♦ CITY OF JACKSONVILLE, FLORIDA

Part of design team for an exciting and transformative development located in the heart of Jacksonville, offering a unique "Live, Work, Dine, & Play" environment. Located near the popular St. Johns Town Center, this 36-acre community aims to enhance accessibility and create a vibrant, dynamic space that fosters a strong sense of identity. Three public parks will be central to the community, including the expansive Pablo Park, designed with ample green space, safe walkways, seating areas, cafes, and event spaces for food trucks and markets. Two additional pocket parks along the main boulevard will enhance the area's appeal, offering scenic walkways, lakeside views, and outdoor relaxation spaces.

THE HARBOUR ♦ CITY OF JACKSONVILLE, FLORIDA

As a key contributor to the enhanced landscape design for The Harbour, a mixed-use waterfront development, Ashley supported the development of a cohesive landscape vision that emphasized coastal character and public usability. She was involved from the early programming and thematic development phases through final construction documentation. Her work included concept development for amenity areas featuring boardwalks, seating nodes, shade structures, and public gathering spaces. She assisted with the design of identity monument signage and coordinated with the broader design team on planting plans, irrigation, and hardscape layout to ensure a consistent and high-quality landscape experience throughout the site.

DAYTONA BEACH CONDOMINIUMS ♦ CITY OF DAYTONA BEACH, FLORIDA

Ashley supported the urban landscape design for a luxury high-rise condominium project on the Daytona Beach oceanfront. She contributed to the conceptual layout of the amenity area, which included a resort-style pool deck, shade structures, outdoor kitchen, planters, and screen walls. Her involvement extended to the entry monument design, where she assisted with layout and detailing to integrate signage and fencing into the overall project aesthetic. Ashley also collaborated with subconsultants on irrigation and lighting coordination and helped refine design plans used for permitting and marketing purposes.

STOWE AVENUE PLAZA ♦ TOWN OF ORANGE PARK, FLORIDA

Ashley played a key role in the conceptual design and visualization of the Stowe Avenue Plaza project, which transformed a former roadway into a vibrant public gathering space. She led efforts in designing pedestrian corridors, integrating a shade pavilion, and enhancing the landscape layout. Her contributions were instrumental in developing schematic plans and producing high-resolution renderings that effectively supported public engagement and secured stakeholder approvals.

BLUE HERON FLATS DISC GOLF PARK ♦ CITY OF PALM COAST, FLORIDA

Ashley supported the landscape design of key amenities for the Blue Heron Flats public disc golf course, including parking areas, restroom facilities, and pavilion surroundings. She worked closely with City staff to prioritize tree preservation, incorporate native plantings, and ensure the landscape design complemented the course layout both functionally and aesthetically. Additionally, she developed concept-level designs for course signage, pathway circulation, and irrigation strategies to enhance the overall user experience and environmental integration.

RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS


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.

YEARS EXPERIENCE

25 years overall, and 6 years with Alliant.

EDUCATION

- ◆ A.A.S. Industrial Engineering Technology, Paul D. Camp Community College
- ◆ BS Business, Project Management, University of Phoenix

PROFESSIONAL REGISTRATIONS

Licensed Surveyor in Florida (LS7209)

STADIUM OF THE FUTURE – AREA C ♦ CITY OF JACKSONVILLE, FLORIDA

Alliant provided comprehensive surveying services in support of concrete structure construction for the Stadium of the Future project in Jacksonville, FL. Responsibilities included project management, startup data preparation, layout of all concrete structures, and detailed site calculations to ensure construction accuracy. Work commenced within two weeks of receiving approved plans and CAD files, with careful coordination alongside the client to maximize field crew efficiency and minimize downtime. The project was completed with a high-quality layout and precise as-built documentation, supporting timely agency approvals and construction progress.

RIVER CITY SCIENCE ACADEMY ♦ CITY OF JACKSONVILLE, FLORIDA

Alliant provided comprehensive construction layout and as-built surveying services for the River City Science Academy project. The scope of work included establishing horizontal and vertical control, staking of utilities and site features such as silt fences, stormwater structures, parking lots, and curb and gutter. As-built data collection and final CAD drafting were completed for submittal. Utilizing advanced field technology, pre-calculated data workflows, and a rigorous internal quality control process, Alliant ensured precise and efficient fieldwork, ultimately reducing project costs. Optional services included building pad layout and storm-tech system staking to support flexible project needs.

RIVER GLEN SUBDIVISION ♦ NASSAU COUNTY, FLORIDA

Provided oversight and coordination for the platting of four new phases within the existing River Glen subdivision. Responsibilities included managing the subdivision layout process, ensuring compliance with local regulations, coordinating with design and surveying teams, and facilitating approvals from applicable county agencies.

TOPOGRAPHIC SURVEY OF BLACK BRANCH CREEK & HYMON CIRCLE ♦ CITY OF BUNNELL, FLORIDA

Conducted a comprehensive topographic survey using both UAV (drone) technology and traditional surveying methods to support drainage design improvements. The survey data was used to generate accurate surface models and inform engineering decisions aimed at addressing localized flooding issues. This integrated approach ensured high-resolution mapping of the project area, enabling precise analysis and effective stormwater management solutions.

SR 100 MOODY BOULEVARD ROUTE SURVEY / TOPOGRAPHIC SURVEY ♦ CITY OF BUNNELL, FLORIDA

Provided oversight for approximately 5,000 linear feet of route and topographic survey along SR 100 (Moody Boulevard) to support utility design efforts. Responsibilities included coordination of field crews, quality control of collected data, and delivery of accurate survey documentation to inform engineering design and permitting.

PECAN PARK ROAD ♦ CITY OF JACKSONVILLE, FLORIDA

Served as Survey Manager for a major roadway improvement project involving roadway widening, new infrastructure installation, and elevation adjustments. Responsibilities included quality control of field operations such as construction stakeout, as-built data collection, bridge structure monitoring, and settlement monitoring coordination. Oversaw overall survey workflow to ensure project fluidity and accuracy. Conducted regular field meetings with the CEI team to review and discuss settlement plate monitoring results, supporting timely decision-making and construction progress.

RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS



Joe Brinson, PWS Environmental Senior Project Manager

TOWN CENTER BOULEVARD PROPERTY ♦ CITY OF PALM COAST, FLORIDA

Served as Project Manager for an ecological assessment conducted by ECS to evaluate the presence or potential presence of jurisdictional wetlands and protected wildlife species and their habitats. The study supported regulatory due diligence and informed land use planning and permitting considerations for future site development.

DIX ELLIS TRAIL ♦ CITY OF JACKSONVILLE, FLORIDA

As Project Manager, led ECS's preliminary wetlands delineation study to assess the presence of jurisdictional wetlands and identify any protected wildlife species or associated habitats. The findings provided critical environmental due diligence to support future development planning and regulatory compliance.

BEAUTYREST AVENUE PROPERTY ♦ CITY OF JACKSONVILLE, FLORIDA

Served as Project Manager for ECS's Ecological Due Diligence assessment, which included a Cultural Resource Assessment Survey (CRAS). The field investigation evaluated the site for the presence or potential presence of jurisdictional wetlands, protected wildlife species, and associated habitats. The study supported regulatory compliance and informed land planning and permitting decisions.

FIRST COAST EXPRESSWAY ♦ MIDDLEBURG, CLAY COUNTY, FLORIDA

Served as Project Manager for ECS's preliminary environmental assessment, which included wetlands delineation and a threatened and endangered species survey. The fieldwork was conducted to evaluate the presence or potential presence of jurisdictional wetlands, protected wildlife species, and their habitats. The results supported early-stage environmental due diligence and regulatory planning for the proposed expressway improvements.

BAINBRIDGE NOCATEE PARKWAY PROJECT ♦ CITY OF JACKSONVILLE, FLORIDA

As Project Manager, led ECS's preliminary environmental assessment, including wetlands delineation and a threatened and endangered species survey. The purpose of the field investigation was to evaluate the site and its surrounding area for the presence or potential presence of jurisdictional wetlands, protected wildlife species, and their habitats. The assessment provided essential data to support environmental compliance and inform project planning.

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.

YEARS EXPERIENCE

27 years overall, and 3 years with ECS, Florida, LLC.

EDUCATION

- ♦ BS, Forest Resource Management / Forest Biometrics, University of Georgia

PROFESSIONAL REGISTRATIONS

Professional Wetland Scientist

RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS


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.

YEARS EXPERIENCE

16 years overall, and 5 years with Meskel & Associates Engineering, PLLC

EDUCATION

- ◆ BS, Civil Engineering, Florida State University, (FSU)
- ◆ Graduate Courses, University of Central Florida

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (74679)

Professional Engineer in Georgia (PE37919)

Brett H. Harbison, PE

Director of Transportation & Geotechnical Services and Principal Engineer

MONCRIEF PEDESTRIAN BRIDGE REPLACEMENT ♦ CITY OF JACKSONVILLE, FLORIDA

Served as Senior Engineer responsible for geotechnical exploration, laboratory testing, and engineering analysis for the replacement of an existing pedestrian bridge. The new bridge, approximately 70–75 feet in length, will maintain the existing span and feature extended ramps. Foundation support will be provided by 54-inch non-redundant drilled shafts. The geotechnical investigation informed design parameters and construction recommendations to ensure long-term performance and structural integrity.

FDOT DISTRICT 2, I-95 NASSAU RIVER BRIDGE IMPROVEMENTS ♦ DUVAL / NASSAU COUNTY LINE, FLORIDA

Served as Foundation/Geotechnical Engineer of Record and Project Manager for geotechnical services supporting the design and construction of non-redundant drilled shafts for crutch bents on the existing I-95 northbound and southbound bridges. Responsibilities included field coordination, laboratory shear strength and rock core testing, and comprehensive geotechnical analysis. Directed field crews in the execution of 24 Standard Penetration Test (SPT) borings to depths of 125 feet below river mudline in a tidally influenced environment, utilizing amphibious and sound barge platforms. Engineering deliverables included drilled shaft axial capacity estimates, lateral design parameters, and construction recommendations to inform shaft tip elevations and installation procedures.

CITY OF JACKSONVILLE (COJ) NORTHBANK BULKHEAD REPLACEMENT ♦ CITY OF JACKSONVILLE, FLORIDA

Geotechnical Engineer responsible for managing the geotechnical exploration to support replacement of the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville, spanning from the Fuller Warren Bridge to Liberty Street. The project involved construction of a new bulkhead wall seaward of the existing structure and installation of tie-back anchors through the existing bulkhead. Scope included coordination of land- and waterside Standard Penetration Test (SPT) borings, rock coring, laboratory testing, and engineering analysis to support the design and construction of the bulkhead system and anchor components.

CITY OF JACKSONVILLE (COJ) SIDEWALKS AND PEDESTRIAN IMPROVEMENTS ♦ CITY OF JACKSONVILLE, FLORIDA

Geotechnical Project Manager responsible for overseeing geotechnical exploration and engineering analysis under a citywide contract for various infrastructure improvement tasks. These included new sidewalk installations, drainage upgrades, culvert extensions and replacements, and retaining wall designs. Field activities involved mobilizing a truck-mounted drill rig to perform subsurface investigations along city roads and highways. Subsequent laboratory testing and engineering analysis supported the development of detailed geotechnical recommendations for site preparation, including clearing and stripping, temporary groundwater control, excavation protection, structural backfill, and soil parameters for culvert design and compaction.

LONNIE MILLER SR. REGIONAL PARK STRUCTURES & PEDESTRIAN TRAIL ♦ CITY OF JACKSONVILLE, FLORIDA

Geotechnical Engineer for a comprehensive park improvement project that included new courts, multi-use fields, playgrounds, pavilions, expanded parking areas, elevated boardwalks, restroom and concession facilities, a two-story concrete scorer's building, and approximately 2,700 linear feet of asphalt-surfaced pedestrian trail. Geotechnical exploration services were conducted, and a detailed report was prepared providing design recommendations for shallow foundations, temporary groundwater control, and underdrain systems in field areas. Recommendations also included construction guidelines for asphalt pavement base and structural courses, along with site preparation and earthwork measures such as clearing and stripping, removal and replacement of deleterious soils, compaction of fill and backfill, and temporary dewatering measures.

REPRESENTATIVE PROJECTS-1**Anabelle Island, Green Cove Springs, Florida**

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.

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.

REPRESENTATIVE PROJECTS-2**Beachview Cove, Ormond Beach, Florida**

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.

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.

REPRESENTATIVE PROJECTS-3

Wildlight Community, Nassau County, Florida



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.

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.

CLIENT

AJ Johns and Burnam

SERVICES



LAND SURVEY

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.



REPRESENTATIVE PROJECTS-4

AdventHealth, 100-Bed Hospital and Medical Office Building - Palm Coast, Florida



SERVICES



CIVIL ENGINEERING



CONSTRUCTION SERVICES



LAND SURVEY



TRAFFIC ENGINEERING

ADDITIONAL SERVICES

- ▶ Construction Engineering / Administration
- ▶ Construction Inspection
- ▶ Environmental Permits
- ▶ ADA Design
- ▶ Survey – Existing Conditions Survey
- ▶ 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.

In addition, our team supported multiple public meetings, developed technical specifications, and assisted with agency submittals and permit close-outs to ensure full compliance with City and environmental requirements.

REPRESENTATIVE PROJECTS-5

Hillsborough County Emergency Vehicle Preemption, Tampa Bay, Florida



Alliant is supporting Hillsborough County, Florida, with a range of traffic operations, smart mobility, and Intelligent Transportation Systems (ITS) initiatives.

Our Tampa team is actively assisting the County's Traffic Management Center with several ongoing work orders. Key efforts include the design and deployment of a county-wide Emergency Vehicle Preemption (EVP) system, covering over 150 emergency vehicles and 600 traffic signals. Additionally, the County is upgrading 120 traffic signals with new Advanced Traffic Controllers (ATCs) and Connected Vehicle Roadside Units (RSUs).

Alliant developed the Request for Proposal (RFP) for these upgrades and is currently supporting acceptance testing and systems engineering documentation for the Advanced Traffic Management System (ATMS). Our team is also assisting with Federal Highway Administration (FHWA) grant applications, including a new School Bus Safety Program that integrates connected vehicle technology.



**Hillsborough
County Florida**

SM

REPRESENTATIVE PROJECTS-6**Saddlebrook Landings Apartment Community, Jacksonville, Florida**

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.



REPRESENTATIVE PROJECTS-7**Whiteview Village Subdivision, Palm Coast, Florida**

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.



REPRESENTATIVE PROJECTS-8
Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, Florida


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.

Once complete, the new healthcare campus will significantly enhance access to medical care for the region's growing population.

REPRESENTATIVE PROJECTS-9**Riverfront Plaza, Jacksonville, Florida**

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



REPRESENTATIVE PROJECTS-10**Reverie at Palm Cost Subdivision, Palm Coast, Florida**

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.

Project Owner

Sunbelt Land Management

Point of Contact

Ken Belshe

Contact No.

(386) 986-2411



REPRESENTATIVE PROJECTS-11

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



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.

Firm Name	Firm Location	Role
Alliant Engineering, Inc.	Jacksonville, Florida	Project Engineer
Alliant Florida, Inc.	Jacksonville, Florida	Land Surveyor

REPRESENTATIVE PROJECTS-12

Trout Creek Community Development District, St. Johns County, Florida



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 an 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.



Firms Involved with This Project

Firm Name

ECS Florida, LLC

Firm Location

Jacksonville, Florida

Role

Environmental

REPRESENTATIVE PROJECTS-13**Sawmill Branch Roundabout, Palm Coast, Florida**

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.

ADDITIONAL SERVICES

- ▶ Construction Engineering / Administration
- ▶ Construction Inspection
- ▶ Environmental Permits
- ▶ Preliminary Design
- ▶ Final Design
- ▶ Roundabout
- ▶ ADA Design
- ▶ Survey – Existing Conditions
- ▶ Survey – Final Plat
- ▶ Traffic Design – Signals / Lighting
- ▶ Traffic Design – Signing and Pavement Markings

REPRESENTATIVE PROJECTS-14

Shadow Crest at Rolling Hills Community Development District, Phases 3B and 3C Green Cove Springs, Florida

Point of Contact
Marilee Giles

Contact No.
(904) 940-5850 x 412



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.



KEY PERSONNEL PARTICIPATION ON PROJECT

Names of Key Personnel	Role in This Contract	Involvement in Example Projects													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Jeff Sprouse, PE	Client Manager					X							X		X
Andrew Mansen, PE	Project Manager	X	X				X		X				X		X
Joseph Schofield, PE	Senior Civil Engineer	X	X	X			X		X		X		X		X
Adam Oestman, PE	Production Manager			X	X		X	X			X			X	X
Curt Wimpée, PE	Principal VP Southeast Region			X	X			X			X				
Ashley Rivera	Graduate Landscape Architect	X		X				X			X	X			X
Clayton Walley, L.S.	Principal VP Florida Land Survey	X		X			X	X		X		X		X	X
Joe Brinson, PWS	Professional Wetland Scientist												X		
Brett Harbison, PE	Director of Transportation & Geotechnical Services														

Example Project Key

Number	Title of Project	Number	Title of Project
1	Anabelle Island Subdivision	8	Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, Florida
2	Beachview Cove	9	Riverfront Plaza
3	Wildlight Community	10	Reverie at Palm Coast Subdivision
4	AdventHealth	11	Sweetgrass Apartment Community
5	Hillsborough County Emergency Vehicle Preemption	12	Trout Creek Community Development District
6	Saddlebrook Landings Apartment Community	13	Sawmill Branch Roundabout
7	Whiteview Subdivision	14	Rolling Hills Community Development District

SERVICES OFFERED-1

CIVIL ENGINEERING:

At Alliant, our team provides expert guidance to help clients navigate the multifaceted challenges inherent in project development. Through the strong, collaborative relationships we've established with both private and sector clients and public agency representatives, we ensure that our clients' objectives are consistently achieved.

Alliant's Civil Engineering and Land Development Services Include:

- ◆ Comprehensive due diligence assessments
- ◆ Site analysis, feasibility studies, and planning
- ◆ Design development and budget forecasting
- ◆ Entitlement processing
- ◆ Preparation of construction documentation
- ◆ Stormwater management system design
- ◆ Grading, drainage, NPDES/SWPPP design and inspection
- ◆ Permitting and coordination with regulatory agencies
- ◆ Construction administration and oversight
- ◆ Project closeout and certification services

We engage closely with clientss and stakeholders throughout every phase of the project lifecycle, delivering responsive, detail-oriented, and value-driven oversight from initial planning through final completion.



INTELLIGENT TRANSPORTATION SYSTEM:

Alliant is devoted to providing solutions that will increase the safety and convenience of travel. Our experience with ITS systems dates back to our very first project, and we have continued to grow our services and expertise in this area. Building on a history of success, Alliant is committed to introducing new technological solutions to address the challenges facing modern transportation systems.

The scope of Alliant's intelligent transportation services capabilities includes:

- ◆ ITS planning
- ◆ Systems engineering
- ◆ Communications and design
- ◆ Systems implementation and integration
- ◆ System evaluation
- ◆ System architecture

Our history of ITS success dictates our strategy of always looking forward to new solutions.

LANDSCAPE ARCHITECTURE:



Growing New Landscape Solutions: Through extensive planning and design, we help clients enhance their communities through landscape architecture. Whether it's a garden or streetscape, our team has the creative and analytical skills to map out an area and design features that will enhance its value, function, and enjoyment by the community. Our team guides clients from start to finish through submitting proper documents with agencies and developing construction plans so the project can be completed without delays or added costs.

Alliant's landscape architecture services include:

- ◆ Master planning
- ◆ Site analysis and planning
- ◆ Visualization and public presentation
- ◆ Agency coordination and submittals
- ◆ Construction drawings
- ◆ Construction administration

We work with public and private clients nationwide to build functional, well-designed spaces that meet every project's objectives on time and budget.

ROADWAY DESIGN:

Creating safe and efficient roads for our community has been a major focus since the inception of Alliant. From planning and preliminary design to traffic control and work zone safety, our team will make sure clients' roadway projects are delivered with high-quality work, on schedule, and within budget.

Alliant's roadway design services span:

- ◆ Preliminary design
- ◆ Final design
- ◆ Highway engineering
- ◆ Maintenance of Traffic (MOT)
- ◆ Municipal engineering
- ◆ Local road design (city, county, and state aid)
- ◆ Utilities
- ◆ Construction and cost estimating
- ◆ Public involvement

As leading roadway design and transportation planning specialists, we have built, planned, designed, and administered an incredible variety of public streets, highways, and more.

SERVICES OFFERED-2**CONSTRUCTION ADMINISTRATION:**

Alliant offers Construction Administration services to developers and municipalities through the construction phase of projects we design. During this phase, our team will coordinate with contractors and consultants to monitor and review the progress of construction.

Alliant's construction administration services include:

- ◆ Coordination with consultants and overall project management
- ◆ Representation of client interests throughout the construction process
- ◆ Review and management of submittal packages
- ◆ Oversight of construction-phase permitting requirements
- ◆ Evaluation and approval of change orders

LAND SURVEY:

Alliant is dedicated to delivering accurate and timely surveying services to support the successful execution of our clients' projects. Whether providing next-day service, construction staking, or preparing a final plat for public approval, our team ensures precision and responsiveness at every state. We offer a comprehensive suite of surveying services to clients in both the public and private sectors. As one of the first disciplines engaged at the outset of a project – and often one of the last to ensure proper closeout – surveying plays a critical role in the overall project lifecycle.

Alliant's land survey services go beyond expectations:

- ◆ Boundary surveys
 - ALTA/NSPS land title surveys
 - Certificate of survey
- ◆ Topographic surveys
 - Design location/existing conditions survey
 - Hydrographic survey
 - Underground survey (utilities, areaways)
- ◆ Record surveys
 - Subdivision (plat, RLS, CIC, right-of-way plat)
 - Memorial plat
- ◆ Construction surveys
 - Establish horizontal and vertical site control
 - Staking horizontal and vertical site control
 - Volume measurements

We provide dependable, accurate land surveying services that adapt to your project's timeline and unique needs.

MAINTENANCE OF TRAFFIC (MOT):

The Alliant Maintenance of Traffic (MOT) team works hand-in-hand with contractors and owners to develop innovative construction staging plans for complex projects throughout the Midwest and Western United States. Our expertise in construction staging, traffic control, temporary pedestrian facilities, public outreach, stakeholder engagement, and plan implementation allows our clients to rest easy knowing their project has the safest and most cost-effective construction phasing possible.

Alliant's Maintenance of Traffic (MOT) specialty services include:

- ◆ Construction staging
- ◆ Traffic control
- ◆ Traffic Management Plans (TMP)
- ◆ Incident Management Plans (IMP)
- ◆ Temporary pedestrian and multimodal facilities
- ◆ Temporary roadways and geometrics
- ◆ Temporary traffic modeling
- ◆ Detour route signal timing
- ◆ Temporary lighting and signal systems
- ◆ Public engagement
- ◆ Work zone traffic control review and refinement

To the traveling public, MOT is the most visible aspect of a construction project. Alliant develops a thorough and efficient approach to construction phasing which increases a project's traffic capacity, minimizes driver confusion, maintains access to the surrounding community, and promotes safety for both the public and construction crews.

TRAFFIC ENGINEERING:

As populations grow, public agencies face increasing pressure to manage rising traffic volumes with solutions that prioritize both safety and efficiency. At Alliant, we understand the critical importance of developing, designing, and implementing infrastructure projects that not only address these challenges but also reflect the unique needs of the communities they serve

Alliant's traffic engineering and traffic design services include:

- ◆ Traffic, parking, and specialty studies
- ◆ Bicycle and pedestrian facilities planning and design
- ◆ Traffic signal operations and signal timing
- ◆ Traffic modeling
- ◆ Intersection and roadway safety studies
- ◆ Intersection control evaluations
- ◆ Corridor studies
- ◆ Traffic final design
- ◆ Project management

Our traffic engineering services and designs are trusted nationwide to deliver safe, reliable, and community-focused infrastructure that supports sustainable growth.

SERVICES OFFERED-3**WATER RESOURCES:**

Stormwater Solutions that Exceed Expectations: Transportation and land development projects often require effective drainage system design. Our water resources team collaborates seamlessly with our environmental experts to deliver practical stormwater solutions that meet water quality requirements and support project success. Leveraging strong relationships with permitting agencies, we also ensure compliance with local and regulatory floodplain standards.

Alliant's water resources and stormwater services include:

- ◆ Hydrologic and hydraulic modeling
- ◆ Stormwater design
- ◆ Culvert design
- ◆ Bridge hydraulics
- ◆ Stream restoration
- ◆ Detention design
- ◆ Water quality management best practices
- ◆ Floodplain analysis and permitting

Our water resources team collaborates closely with Alliant's environmental experts to deliver exceptional stormwater planning and design—ensuring compliance with the highest regulatory standards.

SOLUTIONS FOR EVERY SECTOR:

With a wide range of services and professionals on staff, Alliant is uniquely prepared to support clients from all backgrounds. From landscape architecture and surveying to roadway design and traffic engineering, we offer the capabilities needed to execute each stage of your plan efficiently. As an employee-owned firm, our team is personally invested in the success of every project. Employee ownership fosters a deeper connection to our work, driving us to deliver thoughtful solutions, build lasting relationships, and approach each challenge with pride and accountability.



Throughout our history, Alliant has been fortunate to work with clients in both the public and private sectors. Our diverse team and experience give us the knowledge and flexibility to address the unique goals and constraints that are common among organizations in each realm. With a full line of services designed to maximize value and deliver results for every project, you can rely on Alliant to take on your biggest challenges with solutions that prioritize excellence and integrity.

Visit our website for even more available services. www.alliant-inc.com

ADDITIONAL INFORMATION

In 2018 Alliant was selected to provide city-wide engineering services for the City of Flagler Beach, FL. Our team played a key role in securing \$1 million in grant funding for cured-in-place pipe (CIPP) lining of over seven miles of gravity sewer infrastructure. We continue to serve the City with the same dedication and commitment to excellence.

In 2020, Alliant was selected to provide professional engineering services to the City of Atlantic Beach, FL. We collaborated with the Public Works Director to assess the condition of the City's existing maintenance building and presented the Commission with repair and replacement options, including cost estimates.

Tison's Landing CDD – In 2023, Alliant began providing general engineering services to support infrastructure planning and development within this growing Community Development District.

In 2024 Alliant expanded its footprint by being selected to provide engineering services to these additional CDDs, Ridgewood Trails, Oakleaf Town Center, Bartram Park, and The Trails CDDs, reinforcing our role as a trusted partner in community development districts.

In 2025, Continuing our growth, Alliant was selected to support three more CDDs, CrossCreek, Glen St. Johns, and Eagle Landing. We are excited to help guide the expansion of these communities through sound engineering and collaborative planning.

Through each of these partnerships, alliant has demonstrated our commitment to exceeding client expectations with innovative, cost-effective, and sustainable engineering solutions.

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

At Alliant, relationships aren't just part of the job—they're the reason we're chosen time and time again. For over 30 years, we've built lasting partnerships across the public and private sectors, knowing that strong connections lead to smoother projects, stronger outcomes, and greater opportunities for our clients. We protect what we build—because when our clients succeed, so do we.

Public Sector Solutions Built on Experience and Trust

In public projects, the right team makes all the difference. At Alliant, we deliver exactly that. Each project is led by a seasoned professional and backed by a team of dedicated experts who bring a pragmatic, results-driven approach. We prioritize respect, accountability, and quality—ensuring your project's success while making your job easier from start to finish.



Private Sector Support that Goes Beyond the Blueprint

In the private sector, where every decision counts and time is money, having a team you can trust is everything. At Alliant, we're with you from start to finish—handling the design, navigating entitlements, and clearing the path forward. We don't just solve problems—we anticipate them, helping you move faster, smarter, and with confidence.

Balancing Vision, Value and Viability

At Alliant, we understand that maximizing value, meeting market-driven goals, and creating sustainable developments are top priorities. That's why we take a thoughtful approach—vetting design options that align with your vision while addressing community needs and regulatory requirements. The result: smart, balanced solutions tailored to your project site and long-term success.

ADDITIONAL INFORMATION**FIRM LICENSURE AND PREQUALIFICATIONS**

Alliant is fully licensed to provide professional engineering services in the State of Florida and is registered with the Florida Department of State as an S-Corporation. Copies of the firm's licensure, as well as licenses for key personnel, are included in Appendix A.

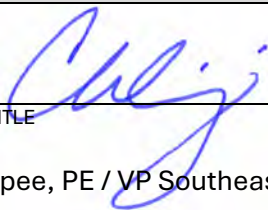
Alliant maintains a strong record of professional integrity. No judicial or administrative agency, nor any qualification board, has ever investigated Alliant or any of its employees. Furthermore, neither the firm nor its staff—including licensed engineers—has ever been subject to an adverse decision or settlement related to a violation of ethical standards.

OTHER TECHNICAL SKILLS REFERENCE

- ▶ 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 Survey
- ▶ 8.2 – Design, Right-of-Way, and Construction Surveying
- ▶ 8.4 – Right-of-Way Mapping

AUTHORIZED REPRESENTATIVE

SIGNATURE



DATE

July 18, 2025

NAME AND TITLE

Curt Wimpee, PE / VP Southeast Region

ADDITIONAL INFORMATION

To fully address the criteria outlined in the RFQ, we offer the following additional information. This supplemental content further demonstrates Alliant Engineering's qualifications, expertise, and capacity to successfully perform all anticipated work under contract in the role of District Engineer.

COMPREHENSIVE EXPERTISE AND PROVEN COMMITMENT

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 talented 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. Jeff Sprouse, PE has been selected as Client Manager due to his 28 years of experience and deep understanding of Community Development District (CDD) project dynamics. Jeff will attend district meetings (when necessary) and oversee both construction and engineering services.
- ▶ **Quality Management Oversight:** Jeff 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.



Client Manager

Jeff Sprouse, PE



Project Manager

Andrew Mansen, PE

ADDITIONAL INFORMATION**CERTIFIED MBE**

Alliant's teaming partner **Meskel & Associates Engineering (MAE)** is a certified Women owned DBE and JSEB firm based in Jacksonville, FL with additional office in Lake City and Tampa. MEA specializes in geotechnical engineering, drilling, and laboratory testing services and brings strong local knowledge and technical expertise to the team. MAE's certifications are included at the end of this RFQ.

WILLINGNESS AND ABILITY TO MEET TIME AND BUDGET REQUIREMENTS

Alliant is fully committed to delivering projects on time and within budget. We facilitate all formal reviews in an organized and timely manner to maintain project momentum. Regular progress meetings are conducted to provide clear updates and proactively address design issues that are critical to the project schedule—for both the District and the broader project team.

To support this commitment, we implement our Quality Management Plan (QMP), which is tailored for each individual project and followed rigorously throughout the design process to ensure consistency, accuracy, and efficiency. Efficient project execution goes beyond sound engineering and project management—it also requires a deep understanding of the permitting landscape. Alliant has successfully completed a wide range of projects and brings extensive experience working with regulatory agencies across Florida. Our long-standing relationships with permitting authorities enable us to navigate approvals smoothly and avoid unnecessary delays.

Additionally, our strong network of subconsultants and contractors allows us to anticipate construction needs and align design decisions with real-world implementation. By leveraging our knowledge of construction methods and building systems, we can optimize designs for constructability and cost efficiency. Communicating early and often with contractors during the design phase is a cornerstone of our approach to driving cost savings and project success.

COMMUNICATION WITH THE DISTRICT

Fast-tracked projects demand continuous, proactive communication and close collaboration with the District and its oversight team. At Alliant, we prioritize transparency and responsiveness to ensure all stakeholders remain aligned throughout the project lifecycle. To support this, we will propose a draft meeting schedule for review and refinement during the project kickoff meeting. We envision three key levels of communication touchpoints:

- ◆ **Design Review Meetings** – Structured sessions to review major design milestones, gather feedback, and ensure alignment with District goals.
- ◆ **Over-the-Shoulder Reviews** – Informal, real-time check-ins with District staff to discuss design elements as they are developed, allowing for early input and course correction.

- ◆ **Progress Meetings** – Regularly scheduled updates to review timelines, track deliverables, and address any emerging issues promptly.

This multi-tiered communication strategy helps foster accountability, accelerates decision-making, and supports timely delivery of high-quality work.

DESIGN REVIEW

Alliant implements a structured, collaborative design review process to ensure quality, consistency, and alignment with project goals. Out reviews are conducted at key milestones and are supported by a clear schedule developed during project kickoff.

OTSR

To promote transparency and real-time collaboration, OTSRs will be scheduled between major project milestones. These informal working sessions provide the District with visibility into the evolving design and create opportunities to offer input throughout the process. The primary purpose of OTSRs is to present “in-progress” design plans, address specific issues as they arise, and facilitate timely decisions that could affect the project schedule or scope. As appropriate, key stakeholders may also be included to ensure alignment and gather multidisciplinary feedback. Whenever possible OTSRs will be conducted face-to-face to support more productive discussions, faster resolutions, and stronger communication among team members.

PROGRESS MEETINGS

Alliant utilizes regular progress meetings to ensure the District remains fully informed and actively involved in all aspects of the project. These meetings serve as a vital platform to discuss current issues, address “hot topics”, track key decisions, and outline upcoming action items.

In many cases, progress meetings also function as informal “mini” OTSRs, allowing us to present specific portions of the design for real-time feedback. This dynamic approach encourages “collaboration on the fly”, enabling the District to weight in on design elements early and often – minimizing surprises and significantly reducing the risk of rework.

To support clear communication and accountability, most meetings will include:

- ◆ A pre-distributed agenda
- ◆ Meeting minutes
- ◆ An action item log

These materials will be shared with both Alliant's internal team and District staff, ensuring everyone – regardless of attendance – is informed of key decisions and next steps. Additionally, Alliant will establish streamlined systems and protocols for electronic file sharing, supporting collaborative design review and real-time input across all stakeholders.

ADDITIONAL INFORMATION

RECENT, CURRENT, AND PROJECTED WORKLOADS

At Alliant, client satisfaction is directly tied to our ability to meet schedule commitments—without compromising on quality. To support this, we proactively manage our workload and maintain staffing levels that exceed immediate needs. This intentional buffer allows us to remain highly responsive while consistently delivering exceptional results.

Jeff Sprouse, PE, will serve as the primary point of contact and is fully empowered to allocate support staff and resources as needed to meet project demands. Upon receipt of a work assignment from the District, a detailed project schedule will be developed in collaboration with key stakeholders. Responsibilities and deadlines will then be assigned to appropriate Alliant team members to ensure timely delivery of all project deliverables.

To further support workload management:

- ◆ Alliant project managers meet weekly to review current and upcoming projects, assess staff capacity, and align resources accordingly.
- ◆ We maintain a high-level project design schedule that forecasts anticipated project commitments against available staffing on a monthly basis.
- ◆ This process allows us to identify potential constraints early and adjust staffing or schedules proactively – helping us remain agile and reliable even during peak periods.

By combining resource planning with transparent communication and early stakeholder engagement, Alliant is well-positioned to consistently meet or exceed the District's expectations on every project.

Exhibit 2 – Below illustrates the estimated time allocation for each of the key team members that would be assigned to the project. While these percentages may fluctuate from week to week based on external factors, Alliant is committed to allocating the necessary resources when and where they are needed most.

Exhibit 2 – Projected Schedule

Staff	20%				40%				60%				80%				100%			
Client Manager																				
Project Manager																				
Water Resources																				
Professional Land Surveyor																				
Roadway Design																				
Construction and Inspection																				
Contract Administration																				



Percent Committed



CDD



Excess Availability

CONSULTANT'S PAST EXPERIENCE AND PERFORMANCE

The Alliant team brings extensive experience and a strong track record of delivering high-quality professional services to municipalities and special districts across Florida. We are honored by the opportunity to support your future initiatives, just as we have done with numerous public agencies throughout the state. Alliant has proudly served the Southeast region from our Jacksonville, Florida office since 2015. Throughout this time, we have developed long-standing partnerships with local governments, delivering reliable civil engineering services under ongoing contracts. Curt Wimpée, PE, Alliant's Southeast Regional Manager, leads our efforts in the region with more than 26 years of experience in municipal engineering and infrastructure development.

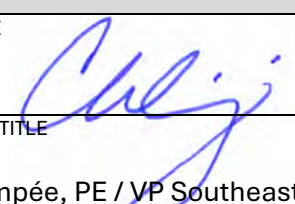
In 2017, Alliant was selected to provide city-wide civil engineering services for the City of Bunnell, FL. From the beginning, our team worked closely with city leadership to secure over \$2.5 million in grant funding for infrastructure improvements. These projects included the development of reclaimed watermain systems, stormwater mitigation in flood-prone areas, and CIPP lining for aging gravity sewer infrastructure.

We've provided full design and construction administration services, consistently earning the City's trust through our responsiveness, technical expertise, and collaborative approach. As a result, Alliant was officially appointed City Engineer and City Surveyor—a testament to the strength of our relationship and the quality of our work. We continue to support the City on a daily and weekly basis, helping them manage and advance their infrastructure needs.

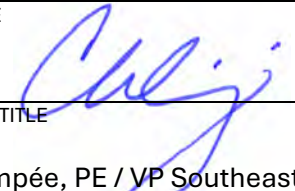
Also in 2017, Alliant was selected to provide Professional Engineering Services for St. Johns County, FL. Our team remains actively engaged with County staff to identify and address key project priorities, offering targeted solutions based on their evolving infrastructure goals.




GENERAL QUALIFICATIONS

Alliant Engineering, Inc.				YEAR ESTABLISHED 1995		YEAR ESTABLISHED 41-1818046	
3901 Coconut Palm Drive, Suite 102				OWNERSHIP			
Tampa, Florida 33619				TYPE Corporation			
Jeff Sprouse, PE, Project Manager				SMALL BUSINESS STATUS N/A			
(813) 954-4337		jsprouse@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		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	18	3	E10	Environmental & Natural Resource Map	4	
08	CAD Technician	7	1	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	13	0	S09	Structural Design	4	
39	Landscape Architect	6	2	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:		175	16				
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	9	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE July 18, 2025	
NAME AND TITLE Curt Wimpée, PE / VP Southeast Region							

GENERAL QUALIFICATIONS

Alliant Florida, Inc.				YEAR ESTABLISHED 2019		YEAR ESTABLISHED 83-2802440	
3901 Coconut Palm Drive, Suite 102				OWNERSHIP			
Tampa, Florida 33619				TYPE			
Clayton Walley, Vice President Florida Land Survey				SMALL BUSINESS STATUS N/A			
(904) 900-3507		cwalley@alliant-inc.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		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
08	CAD Technician	5	S10	S10	Surveying	6	
38	Land Surveyor	21					
TOTAL:		26					
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	6	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	6	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 					DATE July 18, 2025		
NAME AND TITLE Curt Wimpée, PE / VP Southeast Region							

GENERAL QUALIFICATIONS

Meskel & Associates Engineering, PLLC				YEAR ESTABLISHED 2008		YEAR ESTABLISHED DVZYP4E9Q3L8	
2202 N. West Shore Blvd., Suite 200				OWNERSHIP			
Tampa, Florida 33607				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		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
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	
				W03	Water Supply, Treatment & Distribution	2	
TOTAL:		41					
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	4	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	7	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	7	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE July 18, 2025	
NAME AND TITLE Antoinette D. Meskel, PE, President, Principal Engineer							

GENERAL QUALIFICATIONS

ECS Florida, LLC				YEAR ESTABLISHED 2017		YEAR ESTABLISHED MNVJKQ85HFG3	
4524 N. 56th Street				OWNERSHIP			
Tampa, Florida 33610				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)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	3	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	9	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE July 18, 2025	
NAME AND TITLE Joey Broussard, PE – Subsidiary Regional Vice President							

APPENDIX A

CERTIFICATIONS AND LICENSES

ALLIANT ENGINEERING, INC.

July 18, 2025



ALLIANT

CERTIFICATIONS AND LICENSES

State of Florida

Woman Business Certification

Meskel Associates and Engineering

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
04/29/2025 to 04/29/2027



Pedro Allende
Florida Department of Management Services



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

CERTIFICATIONS AND LICENSES

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

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

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

SPROUSE, WAYNE J
4810 SUMMERALL ROAD
PLANT CITY FL 33567

LICENSE NUMBER: PE60821
EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor
Melanie S. Griffin, Secretary

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

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

MANSSEN, ANDREW MORGAN
4575 GOLF BROOK ROAD
ORANGE PARK FL 32065

LICENSE NUMBER: PE91277
EXPIRATION DATE: FEBRUARY 28, 2027
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Melanie S. Griffin, Secretary

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

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
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WIMPEE, CURTIS MARCEL
11410 WILDECROFT TERRACE
JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764
EXPIRATION DATE: FEBRUARY 28, 2027
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Melanie S. Griffin, Secretary

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

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
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OESTMAN, ADAM VIKTOR
12844 BEAUBIEN RD
JACKSONVILLE FL 32258

LICENSE NUMBER: PE98440
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Melanie S. Griffin, Secretary


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

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

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

LICENSE NUMBER: PE69219
EXPIRATION DATE: FEBRUARY 28, 2027
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Tab 4

RESOLUTION NO. 2025-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$56,500,000 AGGREGATE PRINCIPAL AMOUNT OF ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION, CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK AND ANY CONVEYANCE OF LANDS RELATING THERETO; ROADWAY IMPROVEMENTS AND ANY IMPACT FEES; WATER AND WASTEWATER SYSTEMS, INCLUDING ANY CONNECTION CHARGES, THE INCREMENTAL COST OF UNDERGROUNDING ELECTRIC UTILITIES; LANDSCAPING, HARDSCAPING AND IRRIGATION IN PUBLIC RIGHTS-OF-WAY, ENTRANCE FEATURES; OPEN SPACE AND PASSIVE PARKS, ANY ENVIRONMENTAL AND WILDLIFE MITIGATION, AND ALL RELATED SOFT AND INCIDENTAL COSTS (COLLECTIVELY, THE "PROJECT"), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION TO SERVE AS TRUSTEE; APPROVING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE AND A SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORMS ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), PASCO COUNTY, FLORIDA, OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE PROJECT AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, Acacia Fields Community Development District (the "District"), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 25-30 of the Board of County Commissioners of Pasco County, Florida, enacted on June 3, 2025 and becoming effective on June 4, 2025;

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction, and the District has decided to undertake the design, acquisition, construction costs of certain public infrastructure

improvements to be located in or to benefit of developable lands within the District including, but not limited to, stormwater management and control facilities, including, but not limited to, related earthwork and any conveyance of lands relating thereto; roadway improvements; water and wastewater systems, including connection charges, the incremental cost of undergrounding electric utilities, irrigation and landscaping and hardscaping in public rights-of-way; entrance features; open space and passive parks, any environmental and wildlife mitigation and related soft and incidental costs, pursuant to the Act (collectively, the “Project”), all as set forth in **Schedule “I”** hereto;

WHEREAS, the District desires to authorize the issuance of not to exceed \$56,500,000 aggregate principal amount of its Acacia Fields Community Development District Special Assessment Bonds, in one or more series (collectively, the “Bonds”), in order to pay all or a portion of the design, acquisition and construction costs of the Project;

WHEREAS, the District desires to provide the terms and conditions under which the District will acquire and cause to be constructed the public infrastructure improvements on District lands and certain adjacent lands the improvement of which will specially benefit certain District lands known as Acacia Fields;

WHEREAS, authority is conferred upon the District by the Constitution and laws of the State of Florida, specifically including, but not limited to, Sections 190.011(9), 190.011(14), 190.014, 190.016(1), 190.016(2), 190.016(5), 190.016(8), 190.016(11), 190.016(13), 190.022 and 190.023 of the Act, to issue the Bonds; and

WHEREAS, the District desires to authorize and approve various instruments to be executed and delivered in connection with the Bonds and to provide for the judicial validation of the Bonds pursuant to Section 190.016(12), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by Acacia Fields Community Development District, as follows:

Section 1. Authorization of Bonds. The District hereby authorizes the issuance of not to exceed \$56,500,000 aggregate principal amount of the Bonds in one or more series to (i) finance all or a portion of the costs of the Project; (ii) fund debt service reserve accounts for each series of bonds so issued; and (iii) pay the costs of issuing the Bonds. Pursuant to Section 190.016(1) of the Act, the Bonds may be issued and delivered by the District in payment of all or a portion of the purchase price of the Project or may be sold at public or private sale.

Section 2. Certain Details of the Bonds. The Bonds and the interest thereon, shall not be deemed to constitute a debt, liability or obligation of the District (except as provided herein), Pasco County, Florida (the “County”), or of the State of Florida (the “State”), or of any other political subdivision thereof, but shall be payable solely from the Special Assessments (as defined in the form of Indenture hereinafter referred to) levied by the District on property within the District benefited by the Project and subject to assessment, as set forth in the Indenture, and neither the faith and credit nor any taxing power of the District, the County or the State, or of any other political subdivision thereof, is pledged to the payment of the principal of or interest on the Bonds,

except for Special Assessments to be assessed and levied by the District to secure and pay the Bonds.

The Bonds shall:

(i) be issued in one or more series and may be delivered in payment of the purchase price of the Project or sold at public or private sale, as provided in Section 190.016(1), Florida Statutes, each series in an aggregate principal amount to be determined by subsequent resolution or resolutions of the District; provided, however, that the total aggregate principal amount of the Bonds issued may not exceed \$56,500,000 unless this Resolution is amended prior to the validation of the Bonds authorized herein;

(ii) be issued in fully registered form in a minimum principal denomination of \$5,000 and any integral multiple of \$5,000 in excess thereof, except as otherwise provided in the herein defined Indenture;

(iii) bear interest at an average annual rate not exceeding the maximum rate as may then be permitted by the laws of the State as more particularly provided in one or more resolutions adopted by the District prior to the issuance and delivery of the Bonds of any series;

(iv) the Bonds of each series shall be payable in not more than 30 annual installments of principal; and

(v) be dated as provided in a resolution adopted by the District prior to the issuance and delivery thereof.

The final maturity date or dates of the Bonds and the interest rate or rates thereon shall be determined, within the foregoing limits, and any optional, mandatory and extraordinary redemption provisions thereof shall be fixed, by the Indenture hereinafter referred to or by one or more resolutions of the District to be adopted prior to the delivery of the Bonds of any series. In other respects, the Bonds shall be in the form, shall be executed and authenticated, shall be subject to replacement and shall be delivered as provided in the Indenture hereinafter referred to, the form of which is set out as composite **Exhibit "A"** attached hereto.

Prior to the issuance and delivery of the Bonds, the District shall have undertaken and, to the extent then required under applicable law, completed all necessary proceedings, including, without limitation, the approval of assessment rolls, the holding of public hearings and the adoption of resolutions in order to levy and collect Special Assessments upon the lands within the District subject to assessment, all as more specifically required and provided for by the Act and Chapters 170, 190 and 197, Florida Statutes, as the same may be amended from time to time, or any successor statutes thereto.

Section 3. Designation of Attesting Members. Each Assistant Secretary of the Board of Supervisors (the "Board") of the District (each individually a "Designated Member") and the Secretary, or any other appointed Assistant Secretary, are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson of the Board as they appear on the Bonds, the Indenture and any other documents

which may be necessary or helpful in connection with the issuance and delivery of the Bonds and in connection with the application of the proceeds thereof.

Section 4. Authorization of Execution and Delivery of Master Trust Indenture and Supplemental Trust Indenture. The District does hereby authorize and approve the execution by the Chairperson or Vice Chairperson and any Designated Member and the delivery of a Master Trust Indenture and a Supplemental Trust Indenture (collectively, the “Indenture”) for the Bonds, each between the District and the Trustee named in Section 6 of this Resolution. The Indenture shall provide for the security of the Bonds and express the contract between the District and the owners of such Bonds. The Indenture shall be in substantially the forms thereof attached hereto and marked composite **Exhibit “A”** and hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairperson (or in his or her absence, the Vice Chairperson) executing the same, with such execution to constitute conclusive evidence of such officer’s approval and the District’s approval of any changes therein from the form of Indenture attached hereto.

Section 5. Sale of Bonds. Pursuant to the provisions of Section 190.016(1) of the Act, the Bonds may be delivered in payment of all or a portion of the purchase price of the Project or may be sold at public or private sale after such advertisement, if any, as the Board may deem advisable but not in any event at less than 90 percent of the par value thereof, together with accrued interest thereon, in conformance with the provisions of the Act.

Section 6. Appointment of Trustee. The District hereby appoints U.S. Bank Trust Company, National Association to act as trustee under the Indenture (the “Trustee”). The Trustee shall also serve as the Paying Agent and Registrar under the Indenture.

Section 7. Bond Validation. District Counsel and Bond Counsel to the District are hereby authorized and directed to take appropriate proceedings in the Circuit Court of the Sixth Judicial Circuit of Florida, in and for Pasco County, Florida, for validation and the proceedings incident thereto for the Bonds to the extent required by and in accordance with Section 190.016(12), Florida Statutes. The Chairperson, Vice Chairperson or any Designated Member is authorized to sign any pleadings and to offer testimony in any such proceedings for and on behalf of the District. The other members of the Board, the officers of the District and the agents and employees of the District, including, without limitation, the District Manager, the engineer or engineering firm serving as engineer to the District and the District’s underwriter are hereby also authorized to offer testimony for and on behalf of the District in connection with any such validation proceedings.

Section 8. Further Official Action; Ratification of Prior and Subsequent Acts. The Chairperson, the Vice Chairperson, the Secretary and each Designated Member and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Bonds, any documents required in connection with implementation of a book-entry system of registration, any funding agreements, acquisition agreements, true-up agreements and/or completion agreements with the Developer (as such term is defined in the Indenture), and investment agreements relating to the investment of the proceeds of the Bonds and any agreements in connection with maintaining the exclusion of interest

on the Bonds from gross income of the holders thereof) and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. The Secretary or any Designated Member is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 9. Bond Anticipation Notes. The District may, if it determines it to be in its best financial interest, issue Bond Anticipation Notes (“BANs”) in order to temporarily finance the costs of all or a portion of the Project. The District shall by proper proceedings authorize the issuance and establish the details of such BANs pursuant to the provisions of Section 190.014, Florida Statutes, as amended other applicable provisions of laws.

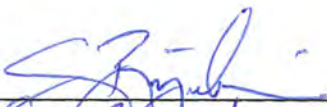
Section 10. Subsequent Resolution(s) Required. Notwithstanding anything to the contrary contained herein, no series of Bonds may be issued or delivered until the District adopts a subsequent resolution and/or supplemental indenture for each such series of Bonds, fixing the details of such series of Bonds remaining to be specified or delegating to the Chairperson, the Vice Chairperson or a Designated Member the authority to fix such details.


Section 11. Severability. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 12. Effective Date. This resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED in Public Session of the Board of Supervisors of Acacia Fields Community Development District, this 8th day of July, 2025.

**ACACIA FIELDS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Name: Scott Brizendine
Title: Secretary, Board of Supervisors

By: 
Name: Kelly Evans
Title: Chairperson/Vice Chairperson
Board of Supervisors

SCHEDULE I

DESCRIPTION OF THE PROJECT

The Project includes, but is not limited to, the following improvements:

- Stormwater management and control facilities, including, but not limited to, related earthwork and drainage;
- Roadway improvements, including any impact fees;
- Water and wastewater facilities, including any connection fees;
- Offsite roadway improvements;
- Landscaping, irrigation and hardscape in public rights-of-way;
- Incremental cost of undergrounding electric utilities;
- Environmental and wildlife mitigation (on-site);
- Open space and passive parks; and
- All related soft and incidental costs.

EXHIBIT A
FORM OF MASTER TRUST INDENTURE
AND
SUPPLEMENTAL TRUST INDENTURE

712360251v3

Tab 5

RESOLUTION 2025- 27

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF THE ACACIA FIELDS
COMMUNITY DEVELOPMENT DISTRICT; AND PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, the Acacia Fields Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desire to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

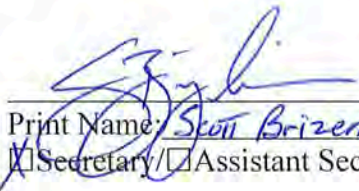
<u>Kelly Evans</u>	Chair
<u>Lori Campagna</u>	Vice - Chair
<u>Scott Brizendine</u>	Secretary
<u>Scott Brizendine</u>	Treasurer
<u>Shawn Wildermuth</u>	Assistant Treasurer
<u>Momo Anselmi</u>	Assistant Secretary
<u>Sean Finotti</u>	Assistant Secretary
<u>Bradley Gilley</u>	Assistant Secretary
<u>Angela Savinon</u>	Assistant Secretary


2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 12, 2025.

ATTEST:

**ACACIA FIELDS COMMUNITY
DEVELOPMENT DISTRICT**


Print Name: Scott Brizendine
☒ Secretary ☐ Assistant Secretary


Name: Kelly Evans
Title: Chair of the Board of Supervisors

Tab 6

RESOLUTION 2025-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Acacia Fields Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, the owners of land within the District held a meeting for the purpose of electing supervisors to the Board of Supervisors of the District (“**Board**”); and

WHEREAS, at the landowner’s meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Seat 1	_____	Votes: _____
Seat 2	_____	Votes: _____
Seat 3	_____	Votes: _____
Seat 4	_____	Votes: _____
Seat 5	_____	Votes: _____

SECTION 3. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Seat 1	_____	Years: _____
Seat 2	_____	Years: _____
Seat 3	_____	Years: _____
Seat 4	_____	Years: _____
Seat 5	_____	Years: _____

SECTION 4. Said terms of office shall commence immediately.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED on August 12, 2025.

Attest:

**Acacia Fields Community
Development District**

Name: _____
Secretary/Assistant Secretary

Name: Kelly Evans
Title: Chair of the Board of Supervisors